

CHILTERN DISTRICT COUNCIL

MINUTES of the Meeting of the **PLANNING COMMITTEE (CDC)** held on **12 JULY 2018**

PRESENT: Councillor D Phillips - Chairman
" M Titterington - Vice Chairman

Councillors: J Burton
J Gladwin
M Harrold
C Jones
P Jones
J MacBean
S Patel
N Rose
J Rush
C Wertheim

APOLOGIES FOR ABSENCE were received from Councillor J Cook

9 MINUTES

The Minutes of the meeting of the Planning Committee held on 14 June 2018, copies of which had been previously circulated, were approved by the Committee and signed by the Chairman as a correct record.

10 DECLARATIONS OF INTEREST

Councillor P Jones declared a personal interest in planning application CH/2018/0247/FA. Nature of interest – Councillor Jones knew one of the objectors as a casual acquaintance..

Councillor P Jones declared a personal interest in planning application CH/2018/0619/AV. Nature of interest – Councillor Jones had attended the Club as a football referee.

Councillor M Titterington declared a personal interest in planning application CH/2018/0619/AV. Nature of interest – Councillor Titterington lived four houses away from the entrance to the football ground and his property backed onto the cricket ground.

11 DEFERRED APPLICATION - CH/2018/0247/FA**The Great Barn, Blackwell Hall Lane, Latimer**

It was reported at the meeting that a further letter of objection had been received and an email from the agent had been sent to all Committee Members.

The officer recommendation to grant permission subject to the conditions proposed in the report was put to the Committee by the Chairman and agreed at a vote.

RESOLVED

Conditional Permission with conditions as set out in the report.

12 ITEMS FOR NOTING**RESOLVED -**

That the reports be noted.

13 REPORT ON MAIN LIST OF APPLICATIONS**RESOLVED -**

- 1. That the planning applications be determined in the manner indicated below.**
- 2. That the Head of Planning and Economic 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/2018/0243/FA Land at The Green Man Public House, 2 High Street,

Prestwood, Buckinghamshire, HP16 9EB

Speaking for the objectors, Gary Wyatt

Speaking for the application, Jeremy Heppell

Following a debate on whether the proposal overcame the harm to the character and appearance of the areas identified by the Planning Inspector in relation to the Appeal on application CH/2017/0838, the Chairman proposed that the application be deferred to enable officers to try and resolve continuing concerns regarding the building line, vision splay and hard landscaping, which was agreed unanimously at a vote.

RESOLVED

That the application be deferred.

CH/2018/0619/AV

Penn and Tylers Green Football Club, Elm Road, Penn, Buckinghamshire, HP10 8LG

An email from local Member Councillor J Waters was read out to the meeting, requesting that the advertising boards be removed out of season. It was reported that a further 5 letters of objection had also been received, one of which had been sent to all members of the Committee.

The officer recommendation to grant consent subject to the conditions proposed in the report, together with an additional condition to require the reverse of the advertising boards to be painted green, was put to the Committee by the Chairman and agreed at a vote

RESOLVED

Conditional Consent with a further condition requiring the reverse of the boards to be painted green.

CH/2018/0776/FA

Noigls, 2 Chestnut Close, Chalfont St Peter, Buckinghamshire, SL9 0AE

Speaking for the objectors, John Williams
 Speaking for the application, Roger Messias

Mr Messias stated that he was a resident of Seer Green and knew Councillor Patel. Councillor Patel confirmed that he had no interest to declare as the acquaintance did not constitute a personal interest for the purposes of the Code of Conduct.

The officer recommendation to grant permission subject to the conditions proposed in the report was put to the Committee by the Chairman and agreed at a vote

RESOLVED

Conditional Permission

14 REPORTS ON ALLEGED BREACHES OF PLANNING CONTROL

RESOLVED -	
1.	That the planning applications be determined in the manner indicated below.
2.	That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

APPLICATIONS

2016/00238/AB/1 56 Copperkins Lane, Amersham, Buckinghamshire, HP6 5RA.

It was reported that the owner's agent had sent a letter to all members of the Committee making representations on this matter, that an application to retain the single storey rear extension has been submitted via the Planning Portal and the owner's agent had asked for enforcement action to be deferred pending the outcome of that application.

The officer recommended follow up action be authorised but deferred pending the outcome of the planning application for retrospective permission. This was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. Such action to be deferred pending the outcome of the application submitted for retention of the unauthorised development.

In the event of non-compliance with the Enforcement Notice, the Head of Planning and Economic

Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

2016/00238/AB/2

56 Copperkins Lane, Amersham, Buckinghamshire, HP6 5RA.

It was noted that the owner's agent had sent a letter to all members of the Committee making representations on this matter and seeking a deferment to enable further information to be obtained in support of an appeal against the refusal of application CH/2017/1363/EU.

Having considered these representations and the officer's response, the recommendation that follow up action be taken was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

2017/00341/AB

Land adjacent to 56 Copperkins Lane, Amersham, Buckinghamshire, HP6 5RA.

It was reported that the owner's agent had sent a letter to all members of the Committee making representations on this matter and that the owner had started to remove the area of hardstanding.

The officer recommended that follow up action be deferred as the owner was seeking to remove the unauthorised hardstanding. This recommendation was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be deferred.

2017/00058/AB

2 Wardes Close, Prestwood, Buckinghamshire, HP16 0SA
("the Land")

The officer recommendation that follow up action be taken was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

2017/00127/AB

Bat and Ball Public House, Penfold Lane, Holmer Green,

Buckinghamshire, HP15 6XW ("the Land")

The officer recommendation that follow up action be taken was put to the Committee by the Chairman and agreed at a vote

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

2017/00232/AB

Austenwood Cottage, 39 Austenway, Chalfont St Peter, Buckinghamshire, SL9 8NN ("the Land")

The officer recommendation that follow up action be taken was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such

Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

2017/00242/AB

Green Park, Copperkins Lane, Amersham, Buckinghamshire, HP6 5SS ("the Land")

Having noted that further investigation into the circumstances of the occupants of the site would need to be undertaken, the officer recommendation that follow up action be taken was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

2017/00314/AB

Sellengers Round, 68 High Street, Prestwood,

Buckinghamshire HP16 9EN

The officer recommendation that follow up action be taken was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

2018/00001/AB

Land Between Mantles Green Cottage and Mantles Farm Fields, Hyde Heath Road, Hyde Heath, Buckinghamshire ("the Land")

The officer recommendation that follow up action be taken was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and

Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

2017/00314/AB

Merryhill Farm, Windsor Lane, Little Kingshill, Buckinghamshire

The officer recommendation that follow up action be taken was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

2018/00023/AB

2A Browns Road, Holmer Green, Buckinghamshire, HP15

2SL ("the Land")

The officer recommendation that follow up action be taken was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

EN/18/2036

Costa Coffee, 59 - 61 St Peters Court, High Street, Chalfont St Peter, Buckinghamshire, SL9 9QQ ("the Premises")

The officer recommendation that follow up action be taken was put to the Committee by the Chairman and agreed.

Resolved:

That follow up action be authorised in accordance with Central Government Guidance in paragraph 207 of the National Planning Policy Framework (NPPF) and Chiltern & South Bucks District Councils' Joint Planning Enforcement Plan and that the Head of Planning and Economic Development and Head of Legal and

Democratic Services be authorised to serve a Breach of Condition Notice or such Enforcement Notices in respect of the development described above, as may be considered appropriate. The precise steps to be taken, period of compliance and the reasons for serving the notice to be delegated to the Head of Planning and Economic Development. In the event of non-compliance with the Notice, the Head of Planning and Economic Development be authorised to instigate legal proceedings in consultation with the Head of Legal and Democratic Services and/or take direct action to secure compliance with the Notice.

The meeting ended at 8.48 pm