

## **CHILTERN DISTRICT COUNCIL**

### **MINUTES** of the Meeting of the **PLANNING COMMITTEE** held on **4 OCTOBER 2018**

**PRESENT:** Councillor D Phillips - Chairman

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

**APOLOGIES FOR ABSENCE** were received from Councillors M Titterington and J Burton

#### **26 MINUTES**

The Minutes of the meeting of the Planning Committee held on 6<sup>th</sup> September 2018, copies of which had been previously circulated, were approved by the Committee and signed by the Chairman as a correct record.

#### **27 DECLARATIONS OF INTEREST**

Councillor S Patel declared a disclosable pecuniary interest in planning application PL18/2713/PNR. Nature of interest – the application related to Councillor Patel's own property.

Councillor J Rush declared a personal interest in planning application CH/2018/0299/FA. Nature of interest – Councillor Rush knew the objector and would leave the room whilst it was considered.

#### **28 ITEMS FOR NOTING**

**RESOLVED -**

**That the reports be noted.**

## 29 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/2018/0299/FA Austens, 11 The Greenway, Chalfont St Peter, Buckinghamshire, SL9 8LX

Speaking for the objectors, Mrs J Wilson

### RESOLVED

1. Permission Refused for the following reason; by reason of the siting of the outbuilding in close proximity to the neighbouring property the outbuilding has an unacceptable impact on the amenity of that property contrary to policies H13 and GC3.

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 in consultation with the Head of Legal and Democratic Services be authorised to serve such Enforcement Notices, including Stop Notices in respect of the unauthorised development, 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.

*Note 1: Councillor J Rush left the meeting before the above item at 6.36 pm and returned to the meeting at 6.58 pm.*

CH/2018/0475/FA The Vache, Vache Lane, Chalfont St Giles, Buckinghamshire, HP8 4SD

Speaking for the applicant, Mr D Brown

It was reported at the meeting that page 9 of the report should read; "the amount of new building work required to make the building suitable for residential use should **not** involve such substantial alterations or new building work as to amount to a major reconstruction".

**RESOLVED to Defer – Minded** to approve subject to agreement on a suitable curtilage so as not to detract from the AONB. Also additional conditions relating to asbestos removal and the use of semi-permeable drive surfacing. Decision delegated to the Head of Planning and Economic Development.

CH/2018/0714/FA Land Adjacent (to North Of) Idaho Cottage, 36 Wycombe Road, Prestwood, Buckinghamshire, HP16 0PJ

Speaking for the objectors, Dr G May

Speaking for the applicant, Ms J Duncan

RESOLVED – Permission Refused for the following reasons relating to the Failure to comply with policies H4 and GC1 relating to the spatial separation of properties, lack of direct road frontage and not integrating with other properties in an ERASC; the impact on Idaho Cottage as a non-designated heritage asset (paragraph 197 of the NPPF) and the impact on the AONB outlook. Informative: inadequate biodiversity report.

PL/18/2012/FA Former Turkey Barn, Chartridge Lane, Chartridge, Buckinghamshire

Speaking for the applicant, Mrs A Hill

**RESOLVED - Conditional Permission** with additional conditions as recommended by the Parish Council:

1. Due to the prominent hillside location, a condition limiting the direction, luminance and timing of any external lighting.
2. An informative is also to be attached to the decision notice relating to the considerate contractor scheme.

Precise wording of conditions delegated to the Head of Planning and Economic Development.

PL/18/2046/FA Salla Kee, Long Walk, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4AN

Withdrawn by the applicant

PL/18/2509/FA Land Adjacent To Giles House and to Rear of Larkes Field, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TH

No speakers

**RESOLVED – Conditional Permission**

PL/18/2713/PNR Seer Green Post Office, 36 Chalfont Road, Seer Green, Buckinghamshire, HP9 2YG

The Chairman advised the meeting that a 4 page note about the officer's report had been sent to all Committee Members that morning. The late circulation did not allow Members time to consider its contents and as officers were not included in the circulation they were unable to advise Members. Furthermore the note

included allegations about the planning case officer that were factually incorrect. The Chairman asked to put on record that resorting to a personal attack on individual council officers was unacceptable and the matter would be taken up with the Parish Council.

Updates and changes to the Officer's report were noted as follows:

Page 49 should refer to Paragraph 92 of the National Planning Policy Framework (not paragraph 70 as stated). Referring to the possible listing of the property as a "community asset" on page 45, the property had not been listed.

The comments of the Head of Environment had been noted and not the Council's Solicitor as stated on page 49.

Speaking for the Parish Council, Councillor L Hungin  
Speaking for the objectors, Ms F Coombs

**RESOLVED – Prior Approval Given** in accordance with the provisions of Class M of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

*Note 2: Councillor S Patel left the meeting at 8.17 pm before the above item and returned to the meeting before the following item at 9.08 pm.*

PL/18/2774/FA Woodchester, Woodchester Park, Knotty Green, Buckinghamshire

Speaking for the objectors, Mrs F Hedges  
Speaking for the applicant, Mr D Gibson

**RESOLVED - Permission Refused** due to the impact on the amenity of the neighbouring properties. The change to dormer windows which would overlook neighbours at the rear. The bulk of the 3 buildings and elevated position would be overbearing. Policy GC3

PL/18/2794/FA Plot 4 (15A Clare Park), Amersham, Buckinghamshire, HP7 9HW

Speaking for the applicant, Mr N Corder

**RESOLVED - Conditional Permission** with amendment to Condition 3 to require slab levels to be as indicated on the approved plan submitted on 3 October 2018.

### 30 DELEGATION ARRANGEMENTS ON PLANNING ENFORCEMENT

#### **RESOLVED**

**That the revised delegations as set out in the Appendix to the report be supported and recommended to Full Council for approval.**

**The meeting ended at 9.56 pm**