

CHILTERN DISTRICT COUNCIL

MINUTES of the Meeting of the **PLANNING COMMITTEE** held on **22 NOVEMBER 2018**

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

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

APOLOGIES FOR ABSENCE were received from Councillors C Jones and J MacBean

35 MINUTES

The Minutes of the meeting of the Planning Committee held on 1 November 2018, copies of which had been previously circulated, were approved by the Committee and signed by the Chairman as a correct record.

36 DECLARATIONS OF INTEREST

Councillor J Rush advised that whilst working as a part-time teacher at Gayhurst School his wife had taught a pupil who was a son of the applicant for Stampwell Farm, planning applications CH/2017/1039/FA and CH/2017/1044/HB, but this was not a personal or prejudicial interest

37 ITEMS FOR NOTING

RESOLVED -

That the reports be noted.

38 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/2017/1039/FA Stampwell Farm, Oxford Road, Gerrards Cross, Buckinghamshire, HP9 2XD

The meeting was advised of one further letter of support being received from a contractor that had worked for the Church at another site.

A further letter had been received from Troy Planning and Design on behalf of Chalfont St Peter Parish Council detailing a number of concerns including the impact on the Green Belt, Heritage implications and enabling development, design and landscape, use and sustainability.

It was also noted that Councillor Wertheim had forwarded an email to all Members attaching information he had received directly from the applicant's agent, which did not raise any new material consideration not already addressed in the Officer Report.

Speaking for the Parish Council, Councillor Hazel North
Speaking for the application, Rev Dr Francis Orr-Ewing

RESOLVED

Permission Refused with amendments to the wording of Reason 1 to make reference to the scale of development proposed including reference to the 8 houses, church, additional buildings and car park. Also an addition to Reason two to include reference to Policy GB2.

An addendum report was circulated by officers to

Members of the Planning Committee in advance of the meeting providing additional clarification on the Green Belt issues as set out in the Case Officer report and also in respect of the unauthorised development currently on site.

It was drawn to members attention that if they were minded to refuse planning permission, given that there are currently unauthorised uses on the site, in terms of the D2 uses of the three buildings the subject of the lapsed temporary permission and other structures including a substantial marque currently used to provide a church, it is considered necessary to consider formal action.

Whilst it is acknowledged that the application includes proposals beyond the current unauthorised development in that it does not include the new building works to replace that destroyed by fire nor the 8 new houses, the change of use and additional structures particularly in the form of the marque is inappropriate development in the Green Belt and has impact on the Green Belt and its openness as well as detracting from the setting of the listed building. Further in the absence of highway improvements, the level of activity is considered detrimental to highway safety.

The Committee noted that unauthorised development was taking place on the site and noted that the Head of Planning and Economic Development has delegated authority given to officers to take enforcement action under the Constitution and officers would now be seeking to address the unauthorised development as considered necessary by the Head of Planning and Economic Development and having regard to any applicable statutory time-limits.

CH/2017/1044/HB

Stampwell Farm, Oxford Road, Gerrards Cross,
Buckinghamshire, HP9 2XD

The meeting were advised that Troy Planning & Design had submitted further representations on behalf of the Parish Council that referred to the Council's powers to

serve urgent works notices in respect of historic buildings.

Speaking for the Parish Council, Mr Luke Smith

Speaking for the application, Lucie Stone

RESOLVED

Conditional Consent

Councillor P Jones left the meeting at 7.50 pm

CH/2018/0480/FA Newbury House, 2 Knottocks Drive, Knotty Green,
Buckinghamshire, HP9 2AH

The meeting were referred to a letter from the applicant's agent circulated to all members and referred to procedural issues in respect of the application. The Head of Legal and Democratic Services clarified that there had been no previous resolution of the Council to grant permission for this application. The applicant's agent was referring to a delegated office report recommending conditional approval subject to prior completion of a planning obligation agreement. But delegated authority had not been exercised by the Director of Services before the application was re-publicised as a major application.

Speaking for the Parish Council, Councillor Kate Dicker

Speaking for the objectors, Mr Peter Wilde

Speaking for the application, Mr Rob Clarke, the applicant.

RESOLVED

Permission Refused for the following reason:

The proposed development would appear cramped, out of character and would relate poorly to surrounding plots and buildings, appearing as an incongruous and poor form of development that would be unduly prominent and visually intrusive within the street scene which immediately abuts a designated ERASC. The proposal would therefore have a detrimental impact on the

character and appearance of the locality. The design of the glazed link creates a frontage out of character with the street scene.

CH/2018/0582/FA Little Istanbul, Nightingales Corner, Little Chalfont, Buckinghamshire, HP7 9PY

RESOLVED

Conditional Permission subject to an additional condition requiring the submission of an acoustic report.

PL/18/3418/VRC Bowers Croft, Magpie Lane, Coleshill, Buckinghamshire, HP7 0LS

RESOLVED

Permission Refused for the following reason:

The dormer would appear out of character with the area, contrary to Policies GC1 and H18.

The meeting ended at 8.54 pm