

CHILTERN DISTRICT COUNCIL

MINUTES of the Meeting of the **PLANNING COMMITTEE** held on **21 MARCH 2019**

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

Councillors: J Burton
J Gladwin
M Harrold
C Jones
P Jones
J MacBean
N Rose
J Waters
C Wertheim

APOLOGIES FOR ABSENCE were received from Councillors S Patel and J Rush

ALSO IN ATTENDANCE: Councillor A Bacon

52 MINUTES

The Minutes of the meeting of the Planning Committee held on 14 February 2019, copies of which had been previously circulated, were approved by the Committee and signed by the Chairman as a correct record except for an amendment to the declaration of interest for Councillor MacBean, see minute 53 below.

53 DECLARATIONS OF INTEREST

Councillor J Waters declared a personal and prejudicial interest in planning application PL/18/3410/OA. Nature of interest – Councillor Waters knew a neighbour to the property as a family friend and left the room for this item.

Councillor J MacBean declared a personal and prejudicial interest in planning application PL/18/3887/FA (deferred item 5.2). Nature of interest – Councillor MacBean knew a neighbour to the site as a business customer of her husband and left the room for this item.

Councillor J Gladwin declared a personal interest in planning application PL/18/4107/FA. Nature of interest – Councillor Gladwin knew one of the objectors.

54 DEFERRED APPLICATIONS

Note 1: Councillor J Waters left the room before this application at 6.05 pm

5.1 PL/18/3410/OA

Stepping Stones, Ballinger Road, South Heath, Great Missenden HP16 9QH

The meeting was updated with the response received from the Parish Council, that had concerns regarding AONB, Green Belt/Density/traffic.

RESOLVED

Refused Permission by reason of being contrary to Policy GB5 in the Local Plan and because the layout would be detrimental to the amenity of the neighbouring properties. Precise wording of reason for refusal to be agreed with the Chairman.

Note 2: Councillor J Waters re-entered the meeting and Councillor J MacBean left at 6.18 pm.

5.2 PL/18/3887/FA

75 Lye Green Road, Chesham HP5 3NB

RESOLVED

Conditional Permission, subject to the Conditions and Informatives set out in the original report, and the two additional Conditions set out below. Decision delegated to Head of Planning & Economic Development.

- (a) Prior to the occupation of any of the dwellings hereby approved, full details of the "bin collection point" area, including means of enclosure, as shown on the Site Layout Plan hereby approved (Drawing No. 918:1119/PL100) shall be submitted to and approved in writing by the LPA and it shall thereafter be retained for its stated

purpose.

Reason: To ensure that space is provided within the development for residents to store their waste bins on the day of collection, and to ensure that appearance of the bin collection point is acceptable.

- (b) The dwellings hereby permitted shall not be occupied unless the five-bay detached car port has been built in accordance with the approved drawings (Site Layout Plan (Drawing No. 918:1119/PL100) and elevational drawings (Drawing No. 918:1119/PL105). This car port shall thereafter be retained in this position and retained for the parking of vehicles associated with the residential occupation of the dwellings on the site.

Reason: To ensure sufficient parking is available within the site, to reduce on-street parking in the area and avoid inconvenience and safety issues to other road users; and to ensure that the third dwelling permitted under planning permissions CH/2018/0366/FA and CH/2016/2230/FA is not built, as this would result in an overly dense development which has the potential to adversely affect the character of the area and fail to provide satisfactory amenity space and parking provision for future residents.

Condition 2 is also to be amended to include submission of all surface materials within the development/access track.

Condition 3 is also to be amended to include submission of surface treatments as part of Tree Protection Plan.

Note 3: Councillor J MacBean re-entered the meeting at 6.48 pm and Councillor C Jones entered the meeting at 6.48 pm.

55 ITEMS FOR NOTING

RESOLVED -

That the reports be noted.

56 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

PL/18/4107/FA 274 & 274A Chartridge Lane, Chesham, Buckinghamshire, HP5 2SG

Updates were given from Bucks County Highways who had responded to the drawings provided and had no objections.

Speaking for the objectors, Dr Jim Conboy
 Speaking for the applicant, Mr Innes Gray
 Speaking as local District Councillor in an adjoining ward, Councillor A Bacon.

RESOLVED

Permission Refused by reason of substandard vehicle access, not safe and suitable for all modes of transport/users as required by the NPPF.

Note 4: Councillor C Jones and A Bacon left the meeting at 7.48 pm.

PL/18/4466/FA Chiltern Hills Academy, Chartridge Lane, Chesham, Buckinghamshire, HP5 2RG

Speaking for the applicant, Mr Kevin Patrick

RESOLVED

Defer – in order to allow officers to assess the proposal in the light of the consultation received from Bucks County Council relating to a planning application to re-develop parts of the school.

PL/18/4598/FA Former Mushroom Farm, Meadow Lane, South Heath, Buckinghamshire, HP16 9SH

RESOLVED

Defer-minded to approve subject to the prior completion of Legal Agreement. Decision delegated to Head of Planning & Economic Development. Considerate Constructor's Informative to be added.

PL/18/4685/FA

Rowan Cottage, 164 White Lion Road, Little Chalfont, Buckinghamshire, HP7 9NL

Speaking as the applicant, Mr Manish Popli

RESOLVED

Permission Refused by reason of incongruous development, taken to an excessive height.

That follow up action be authorised (to secure the removal of all building above the previously approved height) 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.

PL/18/4719/FA

The Old Swan Public House, Swan Lane, The Lee, Buckinghamshire, HP16 9NU

There was a further update from Bucks County Highways who had no objections.

Speaking for the Parish Council, Councillor Colin Sully

RESOLVED
Conditional Permission

The meeting ended at 9.11 pm