

PLANNING COMMITTEE

Meeting - 4 March 2020

Present: R Bagge* (Chairman)
J Jordan*, D Anthony*, T Egleton*, B Gibbs*, M Lewis*,
Dr W Matthews* and D Smith*
**attended site visits*

Apologies for absence: M Bezzant and P Hogan

48. MINUTES

The minutes of the Planning Committee held on 12 February 2020 were approved and signed by the Chairman as a correct record.

49. DECLARATIONS OF INTEREST

Councillor R Bagge declared a Personal Interest under the Council's Code of Conduct as a Member and Current Chairman of Stoke Poges Parish Council who had made representations about application PL/19/3143/FA. Councillor Bagge explained that he had not attended any meetings when this application had been discussed by the Parish Council nor expressed a view on the application and had not predetermined the application.

50. APPLICATIONS AND PLANS

Key to the following decisions:

ADV - Consent to Display Adverts; ARM - Approval of Reserved Matters; CI - Certificate of Lawfulness Issued; CON - Conservation Area Consent; D - Deferred; D (INF) - Deferred for Further Information; D (SV) - Deferred for Site Visits; D (PO) - Deferred for Planning Obligation; D (NEG) - Deferred for Negotiations; FCG - Consent for Tree Work; PCR TPO Part Consent/Part Refusal; LBC - Listed Building Consent; OP - Outline Planning Permission; P - Application Permitted; R - Refused or Rejected; R (AO) – Refused against Officer recommendation; RC - Removal of Condition; TC - Temporary Consent; TP - Temporary Permission; ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.

(A) COMMITTEE DECISION REQUIRED FOLLOWING A SITE VISIT AND/OR PUBLIC SPEAKING:

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		Decision
Plan Number:	PL/19/1954/FA	P
Applicant:	Mr R Drew	
Proposal:	Erection of a two-storey medical centre (Use Class D1) and single-storey pharmacy (Use Class A1/D1) incorporating access, parking and associated works at Land Adjacent to A40 known as The Parkway, Wycombe End, Beaconsfield, Buckinghamshire.	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Speaking on behalf of the objectors, Mr Rohit Shukla and Mr Mark Woodrow. 3. Speaking in support of the application, the Agent Mr Jake Collinge and the Applicants Dr Steven Brown and Dr Moona Rakhit. 4. Two further letters of objection had been received since the publication of the agenda, reiterating and expanding upon points already listed in the report. 5. An addendum to the report was tabled at the meeting by the Case Officer. The addendum included revisions to the wording of conditions 3, 15, and 16, although it was noted that these revisions did not materially alter the purpose or requirements of the conditions. The addendum also added that Community Infrastructure Levy (CIL) would be chargeable at a rate of £35 per square metre. The Case Officer advised Members that where conditions required approval by the Council such approval would need to be in writing and then those approved detailed schemes etc. implemented. 6. The case officer also advised that the recommendation set out in the report needed to be amended to delegate authority to the Acting Chief Executive to approve the application subject to the completion of a Section 106 Agreement, rather than the Head of Planning and Economic Development. <p>Councillor J Jordan proposed that the Officer's recommendation be accepted and that the application be delegated to the Acting Chief Executive to approve subject to the satisfactory prior completion of a Section 106 planning obligation relating to public transport improvements. If the Section 106 agreement cannot be completed the application be refused for such reasons as considered appropriate. This proposal was seconded by Councillor M Lewis and agreed at a vote.</p> <p>RESOLVED that the application be delegated to the Acting Chief Executive to approve subject to the satisfactory prior completion of a Section 106 planning obligation relating to public transport improvements. If the Section 106 agreement cannot be completed the application be refused for such reasons as considered appropriate.</p>		

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		Decision
Plan Number:	PL/19/3143/FA	D (INF)
Applicant:	Department for Education	
Proposal:	Erection of a multi-purpose space and ancillary rooms, removal of existing modular classrooms, creation of a new footpath link with Khalsa Academy, creation of temporary construction access off School Lane and related landscaping, SUDS and other drainage works and associated works to 6 no. TPO trees at Focus School, Stoke Poges Campus, School Lane, Stoke Poges, Buckinghamshire, SL2 4QA.	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. There was no public speaking on the application. 3. An addendum to the report was tabled at the meeting. The addendum added that Community Infrastructure Levy (CIL) would be chargeable at a rate of £35 per square metre. 4. The case officer recommended that condition 5 be amended to require that a scheme of ecological enhancements be submitted to and approved "in writing" by the Council prior to occupation of the development. 5. The case officer also recommended that condition 11 be amended to ensure that the proposed development could only be used for educational activities. It was recommended that Members delegate authority to the Acting Chief Executive to approve the application subject to an amendment to the wording of the condition. <p>It was proposed by Councillor T Egleton that the application be deferred, to give the applicant an opportunity to submit further evidence to demonstrate that very special circumstances would apply in this case. Upon receipt of this additional Information Officers to then seek an assessment from an independent educational professional. The application to then be referred back to Planning Committee for determination. This proposal was seconded by Councillor J Jordan and agreed at a vote.</p> <p>RESOLVED that the application be deferred to enable further information to be submitted by the Applicant to demonstrate that very special circumstances would apply in this case and an independent educational professional assessment be undertaken. The application would then be referred back to Planning Committee to determine.</p>		

(B) COMMITTEE DECISION REQUIRED WITHOUT A SITE VISIT OR PUBLIC SPEAKING:-

None

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

The Committee received for information a list of the applications dealt with under delegated authority by the Head of Planning and Economic Development.

51. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS

The Committee received for information a progress report which set out the up-to-date position relating to Planning Public Inquiries, Hearings and Court Dates.

RESOLVED that the report be noted

The meeting terminated at 5.45 pm