

# Planning Committee Minutes

Date: 23 October 2013

Time: 7.00pm – 10.58pm

**PRESENT:** Councillor D A Johncock (in the Chair)

Councillors Mrs J A Adey, C A Ditta, S Graham, C B Harriss, A E Hill, N B Marshall, H L McCarthy, R Metcalfe, Mrs D V E Morgan, B R Pollock JP, Mrs J E Teesdale, A Turner and P R Turner.

Apologies for absence were received from Councillors: A Hussain JP and I L McEnnis.

## LOCAL MEMBERS IN ATTENDANCE

Councillor D Watson  
Councillor A Collingwood  
Councillors T Green and Maz Hussain  
Councillor T Snaith  
Councillor T Snaith

## APPLICATION

13/06298/FUL  
13/06255/FUL  
13/06395/FUL  
13/06673/ADV  
13/06798/FUL

## 53 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 25 September 2013 be approved as a true record and signed by the Chairman.

It was noted, however, that these Minutes had been taken before Council before being signed off by this Committee. The Chairman reported that, in future, no Minutes would go before Council until they had been ratified by the Planning Committee due to a concern that the Committee could have changes to make before being signed by the Chairman.

## 54 DECLARATIONS OF INTEREST

**Cllr Paul Turner** in respect of 13/06395/FUL stated that notwithstanding previous comments he had made, he did not consider himself to have predetermined the application and would listen to the debate with an open mind.

**Miss Teresa Krykant**, Planning Solicitor, Wycombe District Council, declared a disclosable pecuniary interest in application 13/06776/FUL by virtue of the fact that she was employed by the applicant and was also a shareholder. During the

meeting, Miss Krykant gave no legal advice to the Chairman or Officers in connection with this application.

#### **PLANNING APPLICATIONS.**

**RESOLVED:** That the reports be received and the recommendations contained in the reports and updates be adopted, subject to any deletions, or alterations set out in the minutes below.

**55 13/06198/FUL - LAND ADJACENT TO WHITE FRIARS, FARM ROAD, BOURNE END, BUCKINGHAMSHIRE**

A motion to refuse the application due to its appearance in the street scene and un-neighbourly relationship to adjoining properties was defeated. Members then agreed to approve the item subject to the proposed landscaping condition being modified to require the provision of evergreen screen planting along the flank boundary to protect the visual amenities of adjoining properties.

**RESOLVED:** that the application be approved in accordance with the officer's recommendation subject to the addition of a condition to require the provision of evergreen screen planting along the flank boundary to protect the visual amenities of adjoining properties.

The Committee was addressed by Mr Stephen Le Duc in objection to the application.

**56 13/06255/FUL - 25-27 WEST STREET, MARLOW, BUCKINGHAMSHIRE, SL7 2LS**

Members voted in favour of the motion to approve the item subject to the addition of an Informative requesting that the dedicated car parking space be marked as such and a "no customer car parking" sign be erected to prevent customers trying to access the rear car park to the detriment of the occupiers of the flats.

**RESOLVED:** that the application be approved in accordance with the officer's recommendation subject to the addition of an Informative requesting that the dedicated car parking space be marked as such and that a "no customer car parking" sign be erected.

The Committee was addressed by Mr Martin Blunkell, on behalf of The Marlow Society in objection and Ms Lorna Duggan on behalf of the applicant, in favour of the application.

**57 13/06395/FUL - 53-55 HUGHENDEN ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5HS**

In the opinion of the Local Planning Authority, the proposed amenity space provision was considered to be unacceptable on the following grounds –

1. No private amenity space was provided for flats S1, S4, S5 and S8 and the communal amenity area that was being provided was both too small and inconveniently located in relation to the number of flats that it served.
2. The relationship of the private amenity areas of flats S2 and S3 to the communal amenity area was considered to be poor, which impacted on the value of the amenity space provided.
3. The only entrance to the ground floor flat at No. 53 was through the shared communal amenity area, which created a poor relationship between public/private space functions.
4. The relationship of the bin store to the communal amenity area was considered to be poor.
5. The hardsurface dominated the nature of the amenity space.

The overall quality of external amenity space that was proposed was poor, which would have a detrimental impact on the living environment of future occupiers. The inadequacy of the external amenity space was considered to be symptomatic of the over-development of the site. Therefore, the proposal was considered to be contrary to policies G8 and H19 and Appendix 1 of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced), policies CS19 of the adopted Core Strategy and the National Planning Policy Framework.

Councillor Graham wished it to be noted that he abstained on the motion.

**RESOLVED:** that the application be deferred to be refused by the Head of Planning and Sustainability in consultation with the Chairman.

The Committee was addressed by Mr Simon Wright in objection to the application.

**58      13/06776/FUL - 1 GEORGE ROAD, STOKENCHURCH, BUCKINGHAMSHIRE, HP14 3RN**

A motion to refuse the application was put to a vote and was defeated. Subsequently, a motion to approve the application in accordance with the officer's recommendation was put to a vote and Members voted in favour of the motion to approve the item.

**RESOLVED:** that the application be approved in accordance with the officer's recommendation.

The Committee was addressed by Ms Dorma New and Parish Councillor Malcolm Penny on behalf of Stokenchurch Parish Council in objection and Mr Alban Henderson on behalf of the applicant in favour of the application.

**59      13/06873/FUL - 316 WEST WYCOMBE ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 4AB**

Members voted in favour of the motion to make a split decision and approve the non-illuminated sign to be placed on the side of the building on site, but to refuse the 3 x non-illuminated hoarding signs by reason of their size and scale when taken in combination with the permitted sign on the site, which was considered to result in

a signage dominated frontage to the detriment of the character of the site, the streetscene and the visual amenities of the wider area.

**RESOLVED:** that the application for 1 x non-illuminated sign to be placed on the side of the building on site be approved (subject to conditions) but that the 3 x non-illuminated hoarding signs be refused.

The Committee was addressed by Parish Councillor Neil Timberlake on behalf of West Wycombe Parish Council.

**60 13/06673/ADV - SYNTER, HIGH WYCOMBE, 575-647 LONDON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1EU**

Members voted in favour of the motion to approve the 1 x internally illuminated additional BMW i Clip sign to existing signage mounted on the building and to refuse the application for 4 x externally illuminated flags on flagpoles as due their height and illumination they would result in signage dominating the frontage to the detriment of the character of the site, the street scene and the established character and visual amenities of the wider area.

**RESOLVED:** that the application for 1 x internally illuminated additional BMW i Clip sign be approved (subject to conditions) and to refuse the application for 4 x externally illuminated flags.

**61 13/06798/FUL - JC AND MP SMITH, PRINCES GATE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 7AB**

**RESOLVED:** That the application be refused in accordance with the officer's recommendations.

**62 PRE PLANNING COMMITTEE ITEM**

Members noted the pre-planning committee information / training session scheduled for 6pm on Wednesday 20 November 2013 and agreed that the training session would last for approximately an hour and a half with the Planning Committee meeting commencing at 7:30pm. Members also agreed that if a further session with the BCC Highways team was needed a future date would be arranged.

**63 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 19 November 2013 in respect of the agenda for the meeting on Wednesday 20 November 2013, the following Members be invited to attend with the relevant local Members:

Councillors: Mrs J A Adey, C A Ditta, S Graham, C B Harriss, A E Hill, N B Marshall, Mrs D V E Morgan, A Turner and P R Turner.

The Chairman explained that in the future if site visits ran over lunchtimes, a break will be taken to allow Members to buy refreshments (if more than 4 hours have been spent away from the office including the lunchtime between 12 noon and 2pm). He stated that a lunch allowance of up to £9.24 could be claimed by each Member attending the site visit.

#### **64 FILE ON ACTIONS TAKEN UNDER DELEGATED AUTHORITY**

The file on actions taken under delegated authority since the previous meeting was circulated for the Committee's attention.

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Chairman

**The following officers were in attendance at the meeting:**

Principal Development Control Officer  
Senior Democratic Services Officer  
Planning Solicitor  
Development Manager  
Principal Development Management Officer  
Principal Technical Officer  
Divisional Environmental Health Officer (Control of Pollution)