

# Planning Committee Minutes

Date: 18 December 2013

Time: 7.00 - 8.05 pm

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

Councillors Mrs J A Adey, C A Ditta, A E Hill, A Hussain JP, 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.

Standing Deputies present: Councillors I Bates and D M Watson.

Apologies for absence were received from Councillors: S Graham, C B Harriss and I L McEnnis.

## 80 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meetings held on 20 November 2013 and 26 November 2013 be approved as true records, and signed by the Chairman.

It was proposed that in future Minutes, and only in respect of when Members' voted against officer's recommendation, that it be recorded which Member proposed the motion, the Member who had seconded the motion and the numbers of votes cast in favour, against or any abstentions. This was unanimously agreed by the Committee.

## 81 DECLARATIONS OF INTEREST

There were no declarations of interest.

## 82 13/07451/FUL - FERNLANDS, CHAPEL LANE, NAPHILL, BUCKINGHAMSHIRE, HP14 4RB

Members listened to the representations from an objector and the applicant. After some discussion, Members voted in favour of the motion to approve the item subject to the applicant, in liaison with Planning Officers, amending the roofline to be a continuous ridge instead of the broken roofline as shown on the plans.

**RESOLVED:** Approval delegated to the Head of Planning & Sustainability subject to the receipt of plans amending the roof profile.

The Committee was addressed by Mr John Hutton in objection and Mr Stuart Fraser, the applicant.

**83 13/06392/FUL - LAND REAR OF 12 OAKFIELD ROAD AND FORMER PARADE COURT, MARLOW ROAD, BOURNE END, BUCKINGHAMSHIRE**

Members noted that this item was considered at the previous Planning Committee where members had voted to refuse planning permission. It was being returned to this meeting to seek clarification of the reason for refusal. Members noted the refined wording being proposed.

Members also noted that the developer had informally submitted some alternative plans indicating a different design which attempted to address Members' concerns. It was reported that the applicant wished their current application to be determined as submitted. They would however negotiate with Members in relation to the alternative design proposed, with a view to submitting an alternative planning application in the New Year.

Members were being asked to agree the following –

1. Refuse the planning application for the revised reasons for refusal set out in the report and further amended in the update,
2. Authorise for named Members to negotiate directly with the applicant with regards to the alternative proposal.

The **first vote** was unanimous and the **second vote** was recorded as 12 votes in favour of the motion to appoint four members to liaise with the applicant with 1 vote against the motion.

**RESOLVED:**

a) Refuse the planning application for the following grounds:

- 1 The design and appearance was out of keeping with the street scene and therefore failed to respect and reflect the local context. The proposal was therefore contrary to Policy G3 (General Design Policy) of the Adopted Local Plan and CS19 (Raising the Quality of Place Shaping and Design) of the Adopted Core Strategy.
- 2 In the absence of a legal agreement containing a planning obligation to secure an overage clause for a financial contribution towards affordable housing provision the development was contrary to Core Strategy Policy CS13 (Affordable housing and housing mix), Delivery and Site Allocations Plan Policy DM19 (Infrastructure and delivery) and the Planning Obligations SPD.

**INFORMATIVE(S)**

- 1 The applicant's attention was drawn to reason(s) for refusal 2. This objection could be overcome were an appropriate S106 planning obligation or other agreement to be secured in respect of the infrastructure and developer contributions that are required in connection with the Council's Adopted Developer Contributions Supplementary Planning Document.

The Planning Inspectorate advised that if the applicant was intending to submit an appeal that any legal agreements they intended to rely on should be completed and submitted with their appeal statement. The Appeal Regulations allowed 6 months from the date of this refusal in order for the applicant to submit their appeal and as such the Council would expect them to delay submitting any appeal until these matters were substantially resolved. The Planning Inspectorate would not hold an appeal in abeyance because of delays in these matters.

It was recommended that the applicant therefore contact the Planning Department or refer to the Case Report if they required further details in this matter.

2 The applicant was requested to note that it would be desirable for the development of the site to be provided with the maximum number of parking spaces for the retail element as set out within the Councils adopted parking standards and interim parking guidance.

b) To appoint four Members of the Committee, to include Councillors Johncock, Mrs Adey, Mrs Morgan and Pollock, to discuss a revised building design directly with the applicant.

#### **84 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 21 January 2014 in respect of the agenda for the meeting on Wednesday 22 January 2014, the following Members be invited to attend with the relevant local Members:

Councillors: Mrs J A Adey, A E Hill, D A Johncock, N B Marshall, H L McCarthy, Mrs D V E Morgan, A Turner and P R Turner.

#### **85 PRE PLANNING COMMITTEE ITEM/INFORMATION SESSION**

Members noted that the pre-planning committee information / training session scheduled for Wednesday 22 January 2014 would commence at 6.00pm in Committee Room 1 and that Thames Water was scheduled to give a presentation covering issues such as their infrastructure capacity.

#### **86 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:**

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| Mrs V Agbakoba       | - Solicitor (Planning)                     |
| Mrs L Bellinger      | - Principal Development Management Officer |
| Mrs L Hornby         | - Senior Democratic Services Officer       |
| Mr R Martin          | - Development Management Team Leader       |
| Mr A Nicholson       | - Development Manager                      |
| Mrs R Shanmuganathan | - Principal Technical Officer              |