

# Planning Committee Minutes

Date: 22 January 2014

Time: 7.00 - 9.01 pm

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

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

Standing Deputies present: Councillor D M Watson.

Apologies for absence were received from Councillors: I L McEnnis and Mrs D V E Morgan.

## LOCAL MEMBERS IN ATTENDANCE

Cllr Mrs A Jones  
Cllr D Carroll

## APPLICATION

12/07953/FUL  
12/07953/FUL &  
13/06909/FUL

## 87 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 18 December 2013 be approved as a true record and signed by the Chairman.

## 88 DECLARATIONS OF INTEREST

Councillor D M Watson declared a pre-determined view in item number 5, application number 13/06198/FUL as he had spoken against this item as the Ward Councillor when it was considered at an earlier Planning Committee meeting.

## PLANNING APPLICATIONS

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

## 89 12/07953/FUL - SHANA RIDING SCHOOL, NEW ROAD, WALTERS ASH, BUCKINGHAMSHIRE, HP14 4UZ

Members listened to the representations from an objector and a Parish Councillor. Members noted that this application was retrospective and that the applicant had already begun trading on the site. This application related to change of use of

previously developed land and existing buildings which was considered acceptable in principle.

Members also noted that the conditions had been set out so they could be imposed within a reasonable timeframe due to the application being retrospective.

After significant discussion Members voted in favour of the motion to be Minded to Grant permission subject to the completion of a Planning Obligation in line with officer's recommendation.

**RESOLVED:** that the Head of Planning & Sustainability be given delegated authority to grant conditional planning permission provided that an obligation is made to secure highway mitigation measures as set out in the report.

The Committee was addressed by Cllrs Mrs A Jones and Cllr D Carroll as local Ward Members and also by Mr P Conran and Parish Councillor J Pearce on behalf of Bradenham Parish Council in objection.

**90 13/06198/FUL - LAND ADJACENT TO WHITE FRIARS, FARM ROAD, BOURNE END, BUCKINGHAMSHIRE**

At a meeting held on 23 October 2013 Members resolved to approve the application subject to an amendment to a planning condition to secure landscaping along the flank boundary of the site. Rather than issue the planning permission, officers sought a landscaping scheme from the applicant to ensure adequate planting could be achieved in the space available.

The application was therefore back before Members for consideration with the proposed landscaping detailed.

Members listened to representations from an objector and after some discussion the Committee voted in favour of the motion to approve the item subject to the revision of Condition 4 to make it enforceable such that it would now read –

“No development shall take place before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. This shall include the photinia indicated on revised plan 13.18.1 A for this planting on the common boundary of the application site with Corner Cottage and Holly House which shall be planted in accordance with the specification received on 29 November 2013”.

**RESOLVED:** that the application be permitted subject to the revised wording of Condition 4 as quoted above.

The Committee was addressed by Mr S Le Duc in objection.

**91 13/06772/FUL - THE WYCLIFFE CENTRE, HORSLEYS GREEN, BUCKINGHAMSHIRE, HP14 3XL**

This item was deferred so that the Head of Planning and Sustainability could seek further legal advice regarding the use class classification of the proposed development and the restrictions proposed within the legal agreement.

**92 13/06909/FUL - LAND ADJACENT TO 3 GEORGES HILL, WIDMER END, BUCKINGHAMSHIRE, HP15 6BE**

It was noted that the application was subject to an appeal against non-determination which meant that the Council was prevented from determining the application. However it was necessary for Members to decide what the Council's position would be at the appeal to the Planning Inspectorate. Members noted that by agreeing to Mind to Grant this would form the basis of the Council's case to be submitted to the Planning Inspectorate as part of the appeal process.

**RESOLVED:** that had the Council been in a position to determine the application they would have been Minded to Grant conditional planning permission.

The Committee was addressed by Cllr D Carroll as the local Ward Member.

**93 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION**

Members noted that the ADP Architecture on behalf of Buckinghamshire County Council (BCC) had requested to present a proposal for a High Wycombe Opportunities Centre and Offices on the Hughenden Quarter (day care on the ground floor, with two floors of offices above) which would take place at 6.00pm on Wednesday 19 February in Committee Room 1 prior to the Planning meeting.

**94 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 18 February 2014 in respect of the agenda for the meeting on Wednesday 19 February 2014, the following Members be invited to attend with the relevant local Members:

Councillors: C A Ditta, S Graham, C B Harriss, A E Hill, D A Johncock, H L McCarthy, R Metcalfe, B R Pollock JP, A Turner and P R Turner.

**95 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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|-----------------|--|
| Mr M Hardy      | - Highways Officer, Bucks County Council   |
| Ms G Hastings   | - Technical Officer                        |
| Mrs L Hornby    | - Senior Democratic Services Officer       |
| Mrs J Ion       | - Principal Development Management Officer |
| Mr A Nicholson  | - Development Manager                      |
| Mrs S Nicholson | - Principal Development Control Officer    |
| Ms S Siddiq     | - Principal Planning Solicitor             |
| Mr J Smith      | - DEHO (Control of Pollution)              |