

Planning Committee Minutes

Date: 26 November 2013

Time: 6.00 - 9.10 pm

PRESENT: Councillor A E Hill (in the Chair)

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

Standing Deputies present: Councillors I Bates and Ms K S Wood.

Apologies for absence were received from Councillors: Mrs J A Adey, S Graham, D A Johncock, I L McEnnis and A Turner.

LOCAL MEMBERS IN ATTENDANCE

Councillor M C Appleyard
Councillor M A Foster
Councillor Maz Hussain

APPLICATION

13/06392/FUL
13/06918/FUL
13/06888/FUL

73 DECLARATIONS OF INTEREST

Councillor H L McCarthy indicated that he had an interest in that one of the objectors in respect of application 13/06678/FUL was a distant relative. However Councillor McCarthy was advised that he did not have a Disclosable Pecuniary Interest and that he did not have to withdraw from the Council Chamber for that item unless he felt that his impartiality had been compromised. Councillor McCarthy was advised that if he did not consider his impartiality to have been compromised that he could take part in the item. Councillor McCarthy remained in the chamber during the debate of the item, contributing to the discussion and voting.

Councillor P R Turner indicated that on reading his remarks as featured in the report regarding application 13/06888/FUL he wished to assure Members that he retained an open mind regarding the application and looked forward to the debate of the item at this meeting after which he would make his decision accordingly.

74 13/06392/FUL - LAND REAR OF 12 OAKFIELD ROAD AND FORMER PARADE COURT, MARLOW ROAD, BOURNE END, BUCKINGHAMSHIRE

Members listened to the representations from the Chairman of the Bourne End Residents Association; the applicant's planning agent and the local Member. They noted that officers felt, given the diverse character of the village centre, the design proposed was acceptable. Members expressed their acceptance of the need for

this type of housing in Bourne End but that there were other far more acceptable designs utilised by the developers elsewhere.

The overbearing bulk, size and mass of the development was asserted by Members, the design's suitability to a university campus or science park rather than a village centre was expressed.

Members also voiced their fears that the lack of parking in the scheme could impact on neighbouring streets resulting in illegal parking, though the submission of the Buckinghamshire County Council, the relevant Highway authority, who saw no problems with such, was noted.

A proposal to refuse the application on the basis of the overbearing, bulky nature of the development was seconded and put to the Meeting, with the inclusion of an informative to encourage the provision of maximising car parking rather than including this as a reason for refusal.

RESOLVED: That the application be refused for the following reasons: the design, appearance, bulk and mass was out of keeping with, and dominant within, the street scene and therefore failed to integrate with the immediate area. The current proposal was therefore contrary to Policy G3 of the Adopted Local Plan and CS19 of the Adopted Core Strategy. It would also be desirable to have the maximum number of car parking spaces.

As part of the scheme of public speaking the Committee was addressed by Mr J Penfold objecting to the application and by Mr D Williams for the applicant.

Councillor M C Appleyard addressed the Committee as local ward Member.

75 13/06678/FUL - LAND ADJACENT 11 WHEELER AVENUE, TYLERS GREEN, BUCKINGHAMSHIRE HP10 8EN

Members listened to representations from both the objectors to the proposed development and also the applicant. Councillor Wood addressed the Committee as local ward Member and clarified that she would listen to the debate before making her final decision. Members discussed the application at length; expressing their concerns that the development would alter the sweeping open green area which had been integrated into the design of the estate in the 1970's and maintained and cherished by residents over the subsequent years.

A proposal was made by a Member (and seconded) that the application be refused on the grounds that the loss of the green space caused by the proposed development would impinge on the character of the area and be detrimental to the openness of the locality.

RESOLVED: That the application be refused for the following reasons; in the opinion of the Local Planning Authority the proposed development, by virtue of its location on open green space, which was left undeveloped when the estate was constructed, would impinge on its open character, so appearing as an incongruous addition that would be detrimental to the character and appearance of the area. As such the proposal would conflict with policies G3 and G8 of the Adopted Wycombe District Local Plan (as saved, extended and partially replaced); and Policy CS19 of the Adopted Core Strategy Development Planning Document.

As part of the scheme of public speaking the Committee was addressed by Mr J Earnshaw and Parish Councillor I Forbes (Chepping Wycombe PC) objecting to the application, and by Mr T Woolcott the applicant.

76 13/06888/FUL - BELL & MAST BRINDLEY AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE HP13 5SX

Members listened to representations from the objector to the development and the applicant's planning agent. Members discussed this application noting the demise of the public house, and the proposed development's best use of urban land. Concerns that the properties were not sufficiently set back from the road were placated, in that if amended to include such, the well thought out private amenity space to the rear of the scheme would be compromised.

The current use of part of the developer's land for public parking and the loss of such was discussed, along with plans to expand the neighbouring school, but it was noted that these were not relevant to the planning application before the Committee.

Members did ask that a condition be inserted requiring a construction management plan, to manage any delivery of plant and materials during development be excluded from school drop off / collection times.

RESOLVED: That the application be approved in accordance with the officers' recommendation subject to the addition of the condition in respect of a Construction Management Plan.

As part of the scheme of public speaking the Committee was addressed by Mrs N Sherrington objecting to the application; and by Mr C Johnson for the applicant.

Councillor Maz Hussain addressed the Committee as local ward Member.

77 13/06918/FUL - 1 WOODVIEW DRIVE, SPEEN, BUCKINGHAMSHIRE HP27 0RY

Members listened to the representations from both the objectors to the development and the applicant's planning agent. Members considered this innovative application, discussing at length its suitability in the Chilterns Area of Outstanding Natural Beauty. Aware neighbouring properties were not themselves typical of the archetypal Chiltern brick and flint design, it was felt the design would be acceptable.

RESOLVED: That the application be approved in accordance with the officers' recommendation.

As part of the scheme of public speaking the Committee was addressed by Mr S Jennings and Parish Councillor Ms C Davies (Lacey Green PC) objecting to the application, and by Mr N Wilson for the applicant.

Councillor M A Foster addressed the Committee as local ward Member.

78 13/06660/VCDN - 480 LONDON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE HP11 1LP

RESOLVED: That the application be approved in accordance with the officers' recommendation.

79 FILE ON ACTIONS TAKEN UNDER DELEGATED AUTHORITIES

There were no notices of delegated authority received for referral to the Committee since the previous meeting.

Chairman

The following officers were in attendance at the meeting:

Mr P Druce	Democratic Services
Ms R Hart	Urban Design Officer
Ms G Hastings	Technical Planning Assistant
Ms T Krykant	Assistant Solicitor
Mr R Martin	Development Management Team Leader
Mr A Nicholson	Development Manager
Mr R White	Principal Development Management Officer