

# Planning Committee Minutes

Date: 19 February 2014

Time: 7.00 - 11.06 pm

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

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

Standing Deputies present: Councillors D M Watson and Ms K S Wood.

Apologies for absence were received from Councillors: Mrs J A Adey, C B Harriss, A Hussain JP and Mrs D V E Morgan.

## LOCAL MEMBERS IN ATTENDANCE

Cllr Mrs M Neudecker  
Cllrs D Barnes and A Collingwood  
Cllrs W Bendyshe-Brown and G Hall

## APPLICATION

13/06772/FUL  
13/07783/FUL  
13/07237/FUL &  
13/07238/CAC

## 96 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 22 January 2014 contained in the supplementary document circulated to the Planning Committee be approved as a true record and signed by the Chairman.

## 97 DECLARATIONS OF INTEREST

Councillor A Turner declared an interest in item numbers 10 and 11, application numbers 13/07237/FUL and 13/07238/CAC as he was a Ward Councillor and that notwithstanding comments or opinions made previously he had an open mind and would listen to the debate before making a decision.

Councillor P R Turner declared an interest in item number 8, application number 13/07887/FUL, as he had called the item in but had not expressed any opinion on the application and said that he would listen to the debate before making a decision.

## 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.

**98 13/06772/FUL - THE WYCLIFFE CENTRE, HORSLEYS GREEN, BUCKINGHAMSHIRE, HP14 3XL**

Members listened to representations made by three objectors and from the planning agent and noted that this item had been deferred from the previous month to enable the Head of Planning and Sustainability to seek further legal advice with regards to the use class categorisation and the restrictions proposed in the legal agreement.

Members also noted the update provided at the meeting. As this was new information the Chairman allowed a short time for Members to read the paper.

Members noted the following –

- An amendment to the recommendation to include referral to Secretary of State and amendment in relation to point (iv) which would read as follows –
  - (iv) Residents age restriction so that residents are aged 55 years or over (but in the case of persons occupying the dementia suites a restriction that they are suffering from a mental health condition)
- Condition 21, amended with additional text which read –

“Furthermore, the staff and resources associated with the management of the site and the delivery and implementation of the individual care & support package(s) associated with the occupancy of each unit of accommodation, together with the occupants’ use of the facilities provided within the development, shall be in accordance with the submitted Wycliffe Offer and Care Package and application details, unless otherwise first agreed in writing by the Local Planning Authority.”
- A new condition be added as follows –

23. The use of the dementia suite units hereby approved shall at all times and unless otherwise first agreed in writing by the Local Planning Authority, be used for the designed purpose of providing accommodation for person or persons who are suffering from mental health problems, for the purpose of acquiring purchase or lease of any of the approved accommodation are contracted into a care and support package. Furthermore, the staff and resources associated with the management of the site and the delivery and implementation of the individual care & support package(s) associated with the occupancy of each unit of accommodation, together with the occupants’ use of the facilities provided within the development, shall be in accordance with the submitted Wycliffe Offer and Care Package and application details, unless otherwise first agreed in writing by the Local Planning Authority.  
Reason: To enable the Local Planning Authority to retain control over the use and to prevent the establishment of unrestricted accommodation in view of the limited provision of car parking and amenity space.

Members voted in favour of the motion to grant conditional planning permission in accordance with the officer’s recommendation subject to the Secretary of State determining that he does not wish to call in the application, the completion of a

Planning Obligation and the wording in (iv) of the officer's recommendation and condition 23 above, being changed from "...suffering from mental health problems" to "...suffering from dementia".

**RESOLVED:** that subject to the Secretary of State confirming that he does not wish to call in the application, that the Head of Planning and Sustainability be given delegated authority to grant conditional permission in accordance with the officer's recommendation provided that the words "suffering from a mental health condition" in (iv) of the officer's recommendation and "suffering from mental health problems" in condition 23 are replaced with the words "suffering from dementia", and provided that a planning obligation is entered into securing the matters specified in the officer's amended recommendation.

The committee was addressed by Mrs Woodrow, Mr Brian Dudley and Mr Steve Dampier in objection, and Mr Peter Edwards, the agent. Councillor Mrs M Neudecker also addressed the meeting as the local Ward Member.

Members requested that their concern that there isn't a strong policy to base a condition concerning the recycling of material be minuted.

**99 13/07202/FUL - THE FOX COUNTRY HOTEL, IBSTONE ROAD, IBSTONE, BUCKINGHAMSHIRE, HP14 3XT**

Members listened to representations made from objectors, a Parish Councillor and the agent.

A motion to refuse the application contrary to the officer's recommendation was proposed and seconded as members believed the traffic/parking issues to be severe in this case and agreed that the reason given when an earlier application was refused was pertinent in this case –

"The applicant is not able to provide adequate parking provision within the site for level of parking that is expected to be required for the proposed facilities. Therefore, the development, if permitted, would likely lead to a significant amount of displaced parking on Ibstone Road (particularly in close proximity to two bus stops) to the detriment of public and highway safety and convenience of use. In addition, indiscriminate parking on the verge in the vicinity of the site, in addition to the parking that already takes place, would have a detrimental impact on the visual amenities of the streetscene and special landscape qualities of the Chilterns AONB. The development is contrary to policies G3 (General Design Policy), L1 (Chilterns AONB) and T2 (On-site Parking and Servicing) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and policies CS20 (Transport and Infrastructure), CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Wycombe Development Framework Core Strategy (adopted July 2008)."

The motion to refuse the application was put to a vote and members voted in favour of the motion to refuse the application.

**RESOLVED:** that the application be refused for the due to the applicant not being able to provide adequate parking provision within the site for level of parking that is expected to be required for the proposed facilities. Therefore, the development, if permitted, would likely lead to a significant amount of displaced parking on Ibstone Road (particularly in close proximity to two bus stops) to the detriment of public and highway safety and convenience of use. In addition, indiscriminate parking on the verge in the vicinity of the site, in addition to the parking that already takes place, would have a detrimental impact on the visual amenities of the streetscene and special landscape qualities of the Chilterns AONB. The development is contrary to policies G3 (General Design Policy), L1 (Chilterns AONB) and T2 (On-site Parking and Servicing) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and policies CS20 (Transport and Infrastructure), CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Wycombe Development Framework Core Strategy (adopted July 2008).

The committee was addressed by Commander Tim Sloane and Parish Councillor Mrs Grimsdale, on behalf of Ibstone Parish Council, in objection and Mr Terry Platt, the agent.

**100 13/07782/FUL - MIDSUMMER COTTAGE, FAIRVIEW LANE, FLACKWELL HEATH, BUCKINGHAMSHIRE, HP10 9EN**

The officer's recommendation was put to a vote. Members voted in favour of the motion to approve the item in accordance with the officer's recommendation.

**RESOLVED:** that the application be permitted and conditional planning permission be granted in accordance with the officer's recommendation.

The committee was addressed by Mr Geoff Sheddick in objection and Mr Peter Emmett (agent) on behalf of the applicant.

**101 13/07783/FUL - LOW GROUNDS FARM, HARLEYFORD LANE, MARLOW, BUCKINGHAMSHIRE, SL7 2DU**

A motion to defer the Item was proposed and seconded for the applicant and officers to explore the possibility of using an alternative access route as Members believed the proposed access route was too narrow as it was also a public right of way and in places could not be widened. Members requested that the possibility of adding further passing places on the lane be investigated. The motion was put to a vote and members voted in favour of the motion to defer the Item.

**RESOLVED:** that the Item be deferred for consultation between officers and the applicant to explore the possibility of an alternative access route and providing additional passing places on the lane.

The committee was addressed by Mr Richard Rees-Davies in objection and Mr Keith Warth on behalf of the applicant. Councillors Barnes and Collingwood also addressed the meeting as the local Ward Members.

**102 13/07887/FUL - 2 THE PASTURES, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5LZ**

The officer's recommendation was put to a vote. Members voted in favour of the motion to approve the item in accordance with the officer's recommendation.

**RESOLVED:** that the application be permitted and conditional planning permission granted in accordance with officer's recommendation.

The committee was addressed by Parish Councillor Carol Burslem on behalf of Downley parish Council and Mr George Harrigan-Brown on behalf of the applicant.

**103 13/07911/FUL - WENDOVER ARMS, DESBOROUGH AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2SU**

The officer's recommendation was put to a vote. Members voted in favour of the motion to approve the item in accordance with the officer's recommendation.

**RESOLVED:** that the application be permitted and conditional planning permission granted in accordance with officer's recommendation.

The committee was addressed by Mr Brian Barber in objection and Mr Shaf Dad, the applicant. Councillor Mrs Clarke OBE also addressed the meeting as the local Ward Member.

**104 13/07237/FUL - 11 BELL STREET, PRINCES RISBOROUGH, BUCKINGHAMSHIRE, HP27 0ZZ**

A motion to defer the Item was proposed and seconded and put to a vote. Members voted in favour of the motion to defer the Item.

**RESOLVED:** that the Item be deferred for the following reasons –

1. That the Planning Committee were in agreement with the conclusions of the Transportation Consultants' findings as submitted with the application and therefore would not be minded to support the Officers' recommendation for refusal on highway grounds, as set out in the report;
2. That the Planning Committee would be minded to accept the loss of the existing building, provided a proposed replacement building was of a suitably high quality design which would enhance the character and appearance of the Conservation Area; and as a consequence of this,
3. That the application be deferred for Officers to negotiate a revised building design that would address the Committee's wishes in respect of point 2, which if satisfied would enable favourable consideration of the

application for a building providing ground floor retail units and five flats at first floor level with associated parking and landscaping

The committee was addressed by Councillors Bendyshe-Brown and Hall as local Ward Members.

**105 13/07238/CAC - 11 BELL STREET, PRINCES RISBOROUGH, BUCKINGHAMSHIRE, HP27 0ZZ**

A motion to defer the Item was proposed and seconded and put to a vote. Members voted in favour of the motion to defer the Item.

**RESOLVED:** that the Item be deferred for the following reasons –

1. That the Planning Committee were in agreement with the conclusions of the Transportation Consultants' findings as submitted with the application and therefore would not be minded to support the Officers' recommendation for refusal on highway grounds, as set out in the report;
2. That the Planning Committee would be minded to accept the loss of the existing building, provided a proposed replacement building was of a suitably high quality design which would enhance the character and appearance of the Conservation Area; and as a consequence of this,
3. That the application be deferred for Officers to negotiate a revised building design that would address the Committee's wishes in respect of point 2, which if satisfied would enable favourable consideration of the application for a building providing ground floor retail units and five flats at first floor level with associated parking and landscaping

The committee was addressed by Councillors Bendyshe-Brown and Hall as local Ward Members.

**106 PRE-PLANNING COMMITTEE DEVELOPER PRESENTATION / INFORMATION SESSION**

Members noted that the pre-committee information / training session currently scheduled to be held on Wednesday 19 March 2014 was to be a pre-application developer presentation: A proposed residential development of West Yard Industrial Estate, Slough Lane, Saunderton. However, the applicant had already submitted their application meaning that this information session was cancelled. It was noted that there would not be any information / training session in its place.

**107 APPOINTMENT OF MEMBERS FOR SITE VISITS**

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

Councillors: C A Ditta, C B Harriss, A E Hill, D A Johncock, H L McCarthy, Mrs J E Teesdale, A Turner and P R Turner.

**108 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   |
| Mr R Harrison  | - Principal Development Management Officer |
| Ms G Hastings  | - Technical Officer                        |
| Mrs L Hornby   | - Senior Democratic Services Officer       |
| Miss T Krykant | - Principal Planning Solicitor             |
| Mr R Martin    | - Development Management Team Leader       |
| Mr C Steuart   | - Development Management Team Leader       |