

Planning Committee Minutes

Date: 19 March 2014

Time: 7.02 - 9.51 pm

PRESENT: Councillor D A Johncock (in the Chair)

Councillors Mrs J A Adey, C B Harriss, A E Hill, H L McCarthy, I L McEnnis, R Metcalfe, B R Pollock JP and Mrs J E Teesdale.

Standing Deputies present: Councillors Z Ahmed, G C Hall and M Hussain.

Apologies for absence were received from Councillors: S Graham, A Hussain, N B Marshall, Mrs D V E Morgan, A Turner and P R Turner.

LOCAL MEMBERS IN ATTENDANCE

Cllrs D Barnes and A Collingwood
Cllrs R Colomb and A Green

APPLICATION

13/07783/FUL
13/08036/FUL

109 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 19 February 2014 be approved as a true record and signed by the Chairman.

110 DECLARATIONS OF INTEREST

Councillor Z Ahmed declared a non-pecuniary interest in item number 6, application number 13/07967/FUL due to comments made on the application as Ward Councillor and indicated he wished to speak and then leave the Chamber for the debate and voting on the item.

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.

111 13/07237/FUL - 11 BELL STREET, PRINCES RISBOROUGH, BUCKINGHAMSHIRE, HP27 0ZZ

Members recalled that this application had been before them the previous month when they had voted to defer for further amendments. The issues raised had been addressed and Members voted unanimously in favour of the motion to approve the application subject to the conditions as laid out in the report.

112 13/07238/CAC - 11 BELL STREET, PRINCES RISBOROUGH, BUCKINGHAMSHIRE, HP27 0ZZ

Members recalled that this application had been before them the previous month when they had voted to defer for further amendments. The issues raised had been addressed and Members voted unanimously in favour of the motion to approve the application subject to the conditions as laid out in the report.

113 13/07967/FUL - 152 NEW ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 4LA

Members listened to representations made by two objectors and from the applicant. After a full debate on the application, Members voted in favour of the motion to approve the item although wished it to be recorded they came to the decision reluctantly due to a variety of concerns but which were covered by permitted development and were therefore not a material consideration.

Members agreed that a letter be written to the Secretary of State for Communities and Local Government stating the Committee's concerns about current HMO regulations.

The committee was addressed by Mr Burgess (on behalf of Mr & Mrs Simmons) and Mr Nigel Phillips (on behalf of the Sands Residents Association) in objection and Mr Andrew McMullan, the applicant. The committee was also addressed by Cllr Zia Ahmed as the local Ward Member.

114 13/07969/FUL - 82 CARRINGTON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3HT

The committee listened to representations made by an objector and the agent on behalf of the applicant. They also noted comments made by Councillor Mrs Clarke as laid out in the update. After some discussion, Members voted in favour of the motion to approve the item subject to the conditions as laid out in the report and the additional condition, in relation to bin storage, as laid out in the update. They also agreed that an informative be added to urge the applicant to create the parking area first for use for delivery, loading and unloading purposes.

The committee was addressed by Mr John Payne (on behalf of those residents of Carrington Road who were affected) in objection and Mr Siraj Deane, on behalf of the applicant.

115 13/08036/FUL - 1 - 3 PRIORY AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6SQ

Members listened to representations from Councillors Colomb and Green. After a lengthy discussion, Members voted in favour of the motion to refuse the item, contrary to officers' recommendation, for the following reasons –

In the opinion of the Local Planning Authority, the proposed use by up to 12 unrelated individuals (including students) would, by reason of noise and disturbance as a consequence of separate patterns of living, result in an intensity of use that would be at odds and therefore harmful to the prevailing character of the area. In addition, the side extensions by reason of the scale of fenestration is considered to fail to respect the character of the existing building or wider Conservation Area. Therefore, the development would be contrary to policies G3, G8 , H15, H18 and HE6 of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) as well as policy CS19 of the adopted Core Strategy.

The motion to refuse was proposed by Councillor McCarthy and seconded by Councillor Harriss.

The committee was addressed by Councillors Colomb and Green as the local Ward Members.

116 14/05165/LBC - ADAMS COTTAGE, SPEEN ROAD, NORTH DEAN, BUCKINGHAMSHIRE, HP14 4NL

Members voted unanimously in favour of the motion to approve the item.

117 13/07783/FUL - LOW GROUNDS FARM, HARLEYFORD LANE, MARLOW, BUCKINGHAMSHIRE, SL7 2DU

Members recalled that this application had come before them at the previous meeting at which time they voted to defer the item due to concerns relating to whether any additional passing places in Harleyford Lane could be created and whether the site could be accessed through the Harleyford estate rather than via Harleyford Lane.

Members noted that in relation to the second point, the applicant had stated that there was no possibility for access through the Harleyford estate and in relation to the first point the applicant was willing to put in an additional passing place.

After a lengthy discussion, Members voted in favour of the motion to refuse the item, contrary to officer's recommendation, for the following reason –

By virtue of the nature, size and number of associated horse box vehicle movements the proposal would be intimidating and detrimental to the convenience and public amenity enjoyed by walkers, cyclists and horse riders passing and re-passing along Restricted Byway No 35 Marlow Parish, known as Harleyford Lane. The development would therefore be contrary to policy CS20 (Transport and Infrastructure) of the adopted Core Strategy DPD (July 2008).

The motion to refuse was proposed by Councillor Mrs Teesdale and seconded by Councillor Hill.

The committee was addressed by Councillor Collingwood as the local Ward Member.

118 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that the pre-committee information/training session currently scheduled for Wednesday 9 April would be an update on the newly published National Planning Policy Guidance and further proposed changes to permitted development.

119 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 8 April 2014 in respect of the agenda for the meeting on Wednesday 9 April 2014, the following Members be invited to attend with the relevant local Members:

Councillors: A E Hill, and Mrs J E Teesdale.

The Chairman expressed concern that only two Members had attended the site visit the day prior to the meeting. He urged committee members to attend site visits as they proved extremely useful when making a decision at the committee meeting.

The Clerk agreed to email the absent committee members for their availability.

120 DRAFT PLANNING COMMITTEE MEMBER GUIDANCE NOTE

Members noted the Draft Planning Committee Member Guidance Note and voted by majority to accept the Guidance Note. There was one abstention.

121 FILE ON ACTIONS TAKEN UNDER DELEGATED AUTHORITY

There were none.

Chairman

The following officers were in attendance at the meeting:

Ms V Agbakoba	- Solicitor (Planning)
Mrs L Bellinger	- Principal Development Management Officer
Mr R Harrison	- Principal Development Management Officer
Mrs L Hornby	- Senior Democratic Services Officer
Mr A Nicholson	- Development Manager