

# Planning Committee Minutes

Date: 7 May 2014

Time: 7.00 - 9.05 pm

**PRESENT:** Councillor (in the Chair)

Councillors S Graham, A E Hill, N B Marshall, H L McCarthy, R Metcalfe, Mrs D V E Morgan, Mrs J E Teesdale, A Turner and P R Turner.

Standing Deputies present: Councillors Z Ahmed and S F Parker.

Apologies for absence were received from Councillors: Mrs J A Adey, C A Ditta, C B Harriss, A Hussain, D A Johncock, I L McEnnis and B R Pollock JP.

## LOCAL MEMBERS IN ATTENDANCE

## APPLICATION

## OBSERVING

### 129 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 9 April 2014 be approved as a true record and signed by the Chairman.

### 130 DECLARATIONS OF INTEREST

**Councillor R Metcalfe:** Planning item 14/05154/FUL – declared that he would only speak as the local Ward Councillor and agreed that he would then leave the room before the debate on the item commenced and would not take part during the debate nor vote on the item.

**Councillor Mrs J Teesdale:** Planning item 14/05231/FUL – declared that she was a local Ward Member for the area but emphasised that she would approach the item with an open mind prior to making a decision and that she would not make her decision until she had heard all of the debate. She stated that this had always been made clear to her electorate.

## 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.

**131 13/07489/FUL - 481 LONDON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1EP**

A motion to refuse the application, contrary to the officer's recommendation, was proposed and seconded for the following reasons –

- In the opinion of the Local Planning Authority the development would fail to provide adequate on-site parking facilities to cope with peak demand. This would be likely to give rise to indiscriminate displaced parking which would cause inconvenience to adjoining residents and to patrons using the other shopping facilities in the immediate vicinity.  
Therefore the development is contrary to policies T2 (Parking), G8 (Detailed Design Guidance and Local Amenity) of the Adopted Wycombe District Local Plan (as saved, extended and partially replaced) and Policy CS20 (Transport and Infrastructure) of the Core Strategy DPD (adopted July 2008).

**RESOLVED:** that the application be refused for the reasons stated above.

The committee was addressed by Mrs Niamh Smith in objection and Mr Arif, the applicant. The committee was also addressed by Councillor Snaith, the local Ward Councillor.

**132 14/05154/FUL - NORTH HOUSE, BOTTOM HILL, HAMBLEDEN, BUCKINGHAMSHIRE, RG9 6SN**

The motion to refuse the application, contrary to the officer's recommendation, was proposed and seconded for the following reasons –

- In the opinion of the Local Planning Authority the proposed scale of the stable building and resulting excavation, together with the creation of hardstanding and pathways, and the appearance of the manège, would have a detrimental impact upon the special character, appearance and natural beauty of this part of the Chilterns Area of Outstanding Natural Beauty and the future public enjoyment of the area.  
Therefore the development is contrary to policies L1 (Chilterns AONB), G3 (General Design) and RT17 (Horse Related Facilities) of the Adopted Wycombe District Local Plan (as saved, extended and partially replaced) and Policy CS17 (Environmental Assets) of the Core Strategy DPD (adopted July 2008).

**RESOLVED:** that the application be refused for the reasons stated above.

The committee was addressed by Mr Tom Armstrong in objection; Parish Councillor Roddy Baird on behalf of Hambleden Parish Council in objection and Mrs Jayne Wunderlich, the agent on behalf of the applicant.

Councillor R Metcalfe addressed the committee as a local Ward Member and then vacated the room for the duration of the debate and voting on the item.

**133 14/05231/FUL - RUSTLINGS, PARK LANE, LANE END, BUCKINGHAMSHIRE, HP14 3LB**

The motion to defer the item was proposed and seconded to enable officer's to clarify if the windows / rooms to the side of the neighbouring property, The Beeches, which would face on to the new building were primary or secondary for the reasons of potential loss of light and overshadowing and to investigate with the developer if the nearest building to the boundary could be located further back.

**RESOLVED:** that the application be deferred.

The committee was addressed by Mr Marc Smith and Mr Stephen Deer in objection; Parish Councillor Lorraine Smith on behalf of Lane End Parish Council in objection and Mr Frank Reynolds, the planning agent on behalf of the applicant.

Cllr J Teesdale addressed the committee as a local Ward Member.

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

Members noted that there would be no pre-committee presentations prior to the 4 June 2014 meeting. However, it was agreed that should a developer come forward in the meantime, Committee Members would be informed.

In light of this, it was suggested that the meeting due to be held on Wednesday 4 June start at 6.30pm. The decision would be taken following consultation with the Chairman.

**135 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 3 June 2014 in respect of the agenda for the meeting on Wednesday 4 June 2014, the following Members be invited to attend with the relevant local Members:

Councillors: S Graham, A E Hill, D A Johncock, N B Marshall, Mrs D V E Morgan, S F Parker, A Turner and P R Turner.

**136 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:**