

# Planning Committee Minutes

Date: 27 August 2014

Time: 7.00 - 9.27 pm

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

Councillors D J Carroll, C B Harriss, A E Hill, A Hussain, N B Marshall,  
Mrs D V E Morgan, B R Pollock JP, Mrs J E Teesdale, A Turner and P R Turner.

Standing Deputies present: Councillors Mrs W J Mallen and D M Watson.

Apologies for absence were received from Councillors: Mrs J A Adey, S Graham,  
H L McCarthy and R Metcalfe.

## LOCAL MEMBERS IN ATTENDANCE

Councillor Mrs L M Clarke OBE  
Councillor R J Scott

## APPLICATION

14/06368/FUL  
14/05473/FUL

## 26 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 30 July 2014 be approved as a true record and signed by the Chairman.

## 27 DECLARATIONS OF INTEREST

**Councillor Mrs Morgan:** Planning Application 14/06368/FUL – declared an interest in the item and that she wished to withdraw from the Council Chamber for that item due to her son being acquainted with the son of the applicant and also being acquainted with the applicants.

**Councillor Mrs Teesdale:** Planning Application 14/05473/FUL – declared an interest in the item due to being known to one of the objectors. Cllr Teesdale said that she would speak as the local Ward Member after which she would withdraw from the Council Chamber for the remainder of the item (in accordance with legal advice that she had received prior to the 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.

**28 12/07925/FUL - VICTORIA CHILDREN'S NURSERY, VICTORIA ROAD, MARLOW, BUCKINGHAMSHIRE, SL7 1DL**

Members expressed some concern in relation to the travel plan however, they voted in favour of the motion to delegate authority to the Head of Planning and Sustainability to grant Conditional Permission provided that a Planning Obligation was made to secure the matters of the Travel Plan and that Condition 7 be amended to 55 children from the 60 as quoted in the main report; or to refuse planning permission if an Obligation could not be secured.

**RESOLVED:** that the application be delegated to the Head of Planning and Sustainability to grant Conditional Permission provided that a Planning Obligation is made to secure the Travel Plan and that Condition 7 be amended to 55 children from the 60; or to refuse planning permission if an Obligation cannot be secured..

The Committee was addressed by Councillor R Scott as the Ward Councillor.

The Committee was addressed by Mr Gary Burnap in objection and Ms Fiona Young, the applicant.

**29 14/05473/FUL - FORMER CULVER GRAPHICS & ESSEX WORKS, FININGS ROAD, LANE END, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP14 3EY**

Members noted that Officers advised the recommendation on page 38 for Item 5 should be amended by the addition of the words shown in italics: "That the Head of Planning and Sustainability be given delegated authority to grant conditional planning permission provided that a planning obligation *to secure a financial contribution to affordable housing* was made"

Following a proposal by Councillor Mrs Morgan that Conditions 3 and 9 be amended, and subsequent Members' discussion, the Chairman summarised two suggested further amendments to the Officer recommendation which were unanimously accepted by the Committee. Firstly, that Condition 3 should be amended to require an alternate and more sympathetic scheme of works for securing access from the site to the common, and secondly, that the determination of details reserved under Conditions 3 and 9 would be in consultation with the Chairman of Planning Committee.

The proposed amendment to Condition 3 was:

"Other than demolition no development shall commence prior to the approval in writing of the Local Planning Authority to a revised scheme for the footpath connection to the common and a detailed method statement for their implementation.

Thereafter, none of the dwellings hereby permitted shall be occupied prior to the implementation of these works.

This permission does not authorise any construction works on land not in the control of the applicant.

This permission does not authorise any construction works on land which is registered common land.

Following completion of the development the landowner shall not prevent access for pedestrians from Finings Road along the estate road through the site to the common (other than in emergencies or for essential maintenance as may be required in the interests of health and safety).

Reason: to ensure appropriate connectivity by foot.”

**RESOLVED:** That the Head of Planning and Sustainability be given delegated authority to grant conditional planning permission provided that a planning obligation to secure a financial contribution to affordable housing is made and that condition 3 be amended as stated above; or to refuse planning permission if a planning obligation cannot be secured.

That the determination of details reserved under conditions 3 and 9 shall be in consultation with the Chairman of the Planning Committee.

Councillor Mrs J Teesdale declared an interest in the item and having addressed the Committee as Ward Councillor she vacated the room for the discussion and voting on the item.

The Committee was addressed by Mr Vincent Moynihan, Mr Tim Groutsmith and Dr John Farington in objection and Mr Nathan Craker, the applicant.

**30 14/06368/FUL - OAKLEY HALL, 8 CASTLE STREET AND 1ST FLOOR, RED LION HOUSE, 9-10 HIGH STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6RF**

A motion to defer the application for Officer's to explore the exits and access arrangements was moved and seconded and put to a vote. The motion to defer was defeated.

Members later voted on the Officer's recommendation with an amendment to Condition 3, as follows –

- No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the building and includes details of insulation. This shall include consideration of the potential for noise to escape via the Castle Street entrance and consideration of the use of a double door lobby to mitigate this. Thereafter, the use shall not commence until the approved scheme has been fully implemented. The approved scheme shall thereafter be retained unless the Local Planning Authority first agrees in writing.  
Reason: to protect the occupants of nearby residential properties from noise disturbance.

**RESOLVED:** that the application be approved subject to the amendment to Condition 3 as stated above.

Cllr Morgan withdrew from the Council Chamber before any business on the item commenced.

Cllr Hussain departed from the Council Chamber before any business on the item commenced.

The Committee was addressed by Councillor Mrs L Clarke OBE as the local Ward Member.

The Committee was addressed by Mr John Croke in objection and Mr Chris Stretton, the applicant.

### **31 PRE PLANNING COMMITTEE TRAINING / INFORMATION SESSION**

Members noted the proposal that at the next Pre-Planning and Information session, due to be held on Wednesday 24 September 2014 be a pre-application developer presentation by Jansons Property on their proposal for the redevelopment of Terriers House, Amersham Road, High Wycombe for a mixed use scheme comprising residential and office.

### **32 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 23 September 2014 in respect of the agenda for the meeting on Wednesday 24 September 2014, the following Members be invited to attend with the relevant local Members:

Councillors: C B Harriss, A E Hill, N B Marshall and P R Turner.

### **33 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:**

Miss G Hastings	- Technical Officer
Mrs L Hornby	- Senior Democratic Services Officer
Ms T Krykant	- Planning Solicitor
Mr C Power	- Development Management Team Leader
Mr R White	- Principal Development Management Officer