

Planning Committee Minutes

Date: 30 July 2014

Time: 7.00 - 9.37 pm

PRESENT: Councillor D A Johncock (in the Chair)

Councillors Mrs J A Adey, D J Carroll, S Graham, A E Hill, H L McCarthy, R Metcalfe, Mrs D V E Morgan, S F Parker, B R Pollock JP, Mrs J E Teesdale, A Turner and P R Turner.

Standing Deputies present: Councillors Mrs W J Mallen.

Apologies for absence were received from Councillors: C B Harriss, A Hussain and N B Marshall.

LOCAL MEMBERS IN ATTENDANCE

Councillor I McEnnis

APPLICATION

14/05231/FUL

17 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 2 July 2014 be approved as a true record and signed by the Chairman subject to noting that Councillor Mrs Adey was present at the meeting.

18 DECLARATIONS OF INTEREST

Councillor A E Hill: Planning Application 14/05293/FUL – declared an interest in the item due to living in close proximity to the application site. Councillor Hill withdrew from the room 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.

19 14/05231/FUL - RUSTLINGS, PARK LANE, LANE END, BUCKINGHAMSHIRE, HP14 3LB

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

RESOLVED: that the application be approved

The Committee was addressed by Mr Stephen Deer in objection and Councillor I McEnnis as local Ward Councillor.

20 14/06293/FUL - 58 & 60 DEEDS GROVE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3NU

Members expressed concerns about highway safety and accessibility.

With regards to highway safety it was noted that the site was on a quite steep blind bend, and parking spaces were proposed on a very steep drive falling away from the road. Members felt that the proposed use could attract lots of vehicle movements throughout the day; doctors, health visitors, chiropodists, hairdresser, relatives, deliveries and ambulances. The pattern of vehicle movements would be very different to that of existing two houses.

It was also noted that you need a lot of space to get a mobility restricted elderly person out of a car and given the proposed parking arrangements, this could lead to parking on the blind bend (a bus route, and a driving test route). Members were not convinced that the proposed car parking layout was sufficient, in particular no disabled bays were provided to cater for mobility impaired residents. There was a concern that trying to accommodate adequate car parking, servicing and access was simply not possible on such a constraint site.

Accessibility was the other main concern: For instance getting residents to the front door in a wheelchair and out of the back into the garden.

Members voted to defer the application to allow for officers to liaise with the applicant to seek clarification on the specific use of the proposal; in particular whether a care home or a nursing home was being proposed.

RESOLVED: that the application be deferred pending further discussions with the applicant

The Committee was addressed by Mr Evans and Mr Shakeeb in objection and Mr Clive Baldwin, the Agent.

21 13/07544/VCDN - SITE OF 86 TO 88 THE PARADE, BOURNE END, BUCKINGHAMSHIRE

Members noted that this item was being brought before them for a third time following a deferment from the previous month to allow for an independent review to take place of the safety of the proposed access and servicing arrangements. This review had now been received and the Panel voted in favour of the motion to delegate authority to the Head of Planning and Sustainability to grant Conditional Permission provided that a Deed of Variation to the S106 agreement agreed in respect of the effectively superseded planning permission 10/06283/FUL was entered into, so that it applied to planning permission 14/07544/VCDN.

RESOLVED: that the application be approved subject to completion of a Deed of Variation

Councillors Mrs Adey, Pollock and Mrs Teesdale wished it to be recorded that they voted against the motion.

22 CONSTITUTIONAL AND PROCEDURAL REVIEW

Members noted the report on Constitutional and Procedural Review and the recommendation that the current arrangements for reference of certain planning applications to Regulatory and Appeals Committee be maintained, but the procedures surrounding the referral and subsequent decision-making be reviewed by a small panel of Members from both Planning Committee and Regulatory and Appeals Committee.

After a short discussion the Panel voted:

- a) that the current arrangements for reference of certain planning applications to Regulatory & Appeals Committee be maintained; and
- b) against the recommendation that a small panel be formed to review the procedures surrounding such referrals, as members felt the current arrangements were perfectly adequate.

23 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 27 August, the new draft parking standards prepared by Buckinghamshire County Council be presented by the authors. It was agreed that an email be sent to all Councillors promoting the session.

24 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 26 August 2014 in respect of the agenda for the meeting on Wednesday 27 August 2014, the following Members be invited to attend with the relevant local Members:

Councillors: A E Hill, D A Johncock, Mrs D V E Morgan, B R Pollock JP, A Turner and P R Turner.

25 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.

Chairman

The following officers were in attendance at the meeting:

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| Mrs L Hornby | - Senior Democratic Services Officer |
| Mrs J Ion | - Principal Development Management Officer |
| Mr R Martin | - Development Management Team Leader |
| Mrs I Nawaz | - Consultant Solicitor |
| Mr A Nicholson | - Development Manager |
| Mrs R Shanmuganathan | - Principal Technical Officer |