

Planning Committee Minutes

Date: 22 October 2014

Time: 6.30 - 9.03 pm

PRESENT: Councillor D A Johncock (in the Chair)

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

Standing Deputies present: Councillors I Bates, C A Ditta and Mrs W J Mallen.

Apologies for absence were received from Councillors: S Graham, C B Harriss, A Hussain and B R Pollock JP.

LOCAL MEMBERS IN ATTENDANCE

Councillor R Scott

APPLICATION

14/06893/FUL &
14/06894/LBC

OBSERVING

Councillor J Malliff

41 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 24 September 2014 be approved as a true record and signed by the Chairman.

42 DECLARATIONS OF INTEREST

Councillor A E Hill – Application Number 14/06293/FUL – declared that he lived close to the application site and that he would withdraw from the Council Chamber before the debate commenced on the Item and would not vote on the Item.

Councillor R Metcalfe – Application Number 14/06634/FUL – stated that he had called the item in for the Committee to consider but that he had an open mind and would listen to the debate after which he would cast his vote.

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.

43 14/06293/FUL - 58 & 60 DEEDS GROVE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3NU

Members voted in favour of the motion to approve the application in accordance with the Officer's Recommendation subject to the addition of a landscaping condition.

RESOLVED: that the application be approved in accordance with the Officer's Recommendation subject to the addition of a landscaping condition.

The Committee was addressed by Councillor A E Hill as Ward Member who, after speaking, withdrew from the Chamber for the duration of the debate and did not vote on the item.

The Committee was addressed by Mr Desmond Evans in objection.

44 14/06590/FUL - HUGHENDEN QUARTER MAIN DEVELOPMENT SITE, HUGHENDEN AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE.

Members voted in favour of approving the departure from Local Plan Policy E3 and the motion to delegate authority to the Head of Planning and Sustainability, in consultation with the Chairman of the Planning Committee, to determine the planning application once the design details had been finalised.

RESOLVED: that the Head of Planning and Sustainability be granted delegated authority to determine the planning application as a departure from Local Plan Policy E3 in consultation with the Chairman of the Planning Committee.

For information: The Chairman agreed to seek future updates from the Council's Property Services Department on issues raised in relation to the biomass boiler and report back to the committee.

45 14/05386/OUT - FORMER WHITELEAF FURNITURE, PICTS LANE, PRINCES RISBOROUGH, BUCKINGHAMSHIRE, HP27 9DP

Members voted in favour of the motion to approve the application subject to completion of a Planning Obligation as outlined in the main report in accordance with the Officer's Recommendation.

RESOLVED: that the application be approved subject to completion of a Planning Obligation in accordance with the Officer's Recommendation.

The Committee was addressed by Ms Adrienne Hill on behalf of Total Carbides, in objection and Mr David Parker, the agent on behalf of the applicant.

46 14/06893/FUL - 48-54 CHAPEL STREET, MARLOW, BUCKINGHAMSHIRE, SL7 1DD

A motion to refuse the application contrary to the Officer's Recommendation was proposed and seconded.

Members voted in favour of the motion to refuse the application on the following grounds,

1. In the opinion of the Local Planning Authority, the proposed replacement building to provide three flats would be of a height, bulk and design that would appear incongruous in the street scene. Moreover given its prominent location on the approach into the town centre, the proposal results in an over-intensive and obtrusive form of development that would be unduly dominant, out of keeping with and detrimental to the street scene and thus would adversely affect the setting of the nearby listed buildings and fail to preserve or enhance the character or appearance of the Marlow Conservation Area.
The proposal is therefore contrary to policies G3, HE3, HE6 and HE10 of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policies CS17 and CS19 of the Core Strategy Development Plan Document (Adopted July 2008).
2. In the opinion of the Local Planning Authority, the development would fail to provide adequate on-site parking facilities for the development. This would be likely to give rise to indiscriminate displaced parking to the detriment of the amenities of neighbouring properties and residents.
The development would therefore be contrary to Policy T2 and Appendix 9 of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partly replaced) and Policy CS20 of the Core Strategy Development Plan Document (Adopted July 2008).

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

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

The Committee was addressed by Mr Richard Sector and Parish Councillor Ian Wernham on behalf of Marlow Town Council in objection and Mr Matthew Maier the agent on behalf of the applicant.

47 14/06894/LBC - 48-54 CHAPEL STREET, MARLOW, BUCKINGHAMSHIRE, SL7 1DD

Members voted in favour of the motion to approve the application in accordance with the Officer's Recommendation.

RESOLVED: that listed building consent be granted in accordance with the Officer's Recommendation.

48 14/06634/FUL - HOLME WOOD, FRIETH LANE, MARLOW, BUCKINGHAMSHIRE, SL7 2HY

Members voted in favour of the motion to refuse the application in accordance with the Officer's Recommendation.

RESOLVED: that the application be refused in accordance with the Officer's Recommendation.

The Committee was addressed by Councillor R Metcalfe as Ward Councillor.

49 PRE PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that the training / information session proposed for Wednesday 19 November was to be a pre-application developer presentation by the Royal Star and Garter on their proposal for the redevelopment of part of the Hughenden Quarter.

50 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 28 October 2014 in respect of the agenda for the meeting on Wednesday 29 October 2014, the following Members be invited to attend with the relevant local Members:

Councillors: D A Johncock, H L McCarthy Cllr Turner and Mrs D V E Morgan.

51 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:

Mrs L Hornby	- Senior Democratic Services Officer
Ms T Krykant	- Solicitor
Mr R Martin	- Development Management Team Leader
Mr A Nicholson	- Development Manager
Raji Shanmuganathan	- Principal Technical Officer
Mr R White	- Principal Development Management Officer