

Planning Committee Minutes

Date: 17 December 2014

Time: 6.30 - 8.30 pm

PRESENT: Councillor D A Johncock (in the Chair)

Councillors Mrs J A Adey, S Graham, C B Harriss, A E Hill, A Hussain, N B Marshall, H L McCarthy, R Metcalfe, B R Pollock JP, Mrs J E Teesdale and P R Turner.

Standing Deputies present: Councillors A Slater.

Apologies for absence were received from Councillors: D J Carroll, Mrs D V E Morgan, S F Parker and A Turner.

LOCAL MEMBERS IN ATTENDANCE

Councillor R Farmer
Councillor T Snaith

Councillor M Hussain

APPLICATION

14/06780/FUL &
14/06781/FUL &
14/07522/VDCN
14/07584/FUL

65 MINUTES OF THE PREVIOUS MEETING

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

66 DECLARATIONS OF INTEREST

There were no declarations of interest.

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.

67 14/06780/FUL - THE NAGS HEAD, 63 LONDON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1BN

Members voted in favour of the motion to approve the revised recommendation: Minded to grant permission and the Head of Planning and Sustainability be given delegated authority to determine the application, seeking affordable housing as appropriate in the light of the viability assessment being undertaken, and appropriate revisions to the access.

RESOLVED: that the Head of Planning & Sustainability be given delegated authority to determine the planning application.

The Committee was addressed by Councillor T Snaith, the Ward Councillor.

68 14/06781/FUL - LAND REAR OF THE NAGS HEAD, 63 LONDON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1BN

Members voted in favour of the motion to defer the application for Officers to liaise with the applicant to resolve the following outstanding issues:

- Being a new build, amenity space was required for all flats (without reducing car parking provision);
- Poor relationship with the ground floor flat and rear car parking area (noise, disturbance and outlook); and
- Appropriate affordable housing provision.

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

The Committee was addressed by Councillor R Farmer, the local Ward Councillor.

69 14/07522/VCDN - 480 LONDON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1LP

Members voted in favour of the motion to approve the application.

RESOLVED: that the application be approved.

The Committee was addressed by Councillor T Snaith, the local Ward Member.

70 14/07584/FUL - 3A & 3B CRESSEX ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 4PG

Members voted in favour of the motion to approve the application, contrary to Officer's recommendation.

PROPOSED: that the application be approved, contrary to Officer's recommendation, subject to the following planning condition:

Within six months of the date of this permission the front dormer window at 3A Cressex Road, shown modified on plan 2014/3/01 hereby permitted, shall be demolished, the resulting materials removed from the site and the roof made good, unless the modifications to this dormer window hereby approved are completed along with the construction of the matching dormer window at number 3B Cressex Road as indicated on the approved plan. The development shall thereafter be retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: The completion of the works proposed is required to ensure a development in keeping with the character and appearance of the pair of semi-detached properties and the street scene in general.

The Committee was addressed by Councillor M Hussain, the Ward Councillor.

71 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that due to refurbishment works, the Committee Rooms would not be available so no pre-committee training / information session on Wednesday 21st January would be held. The Planning Committee meeting would therefore commence at the earlier time of 6.30pm.

72 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 20 January 2015 in respect of the agenda for the meeting on Wednesday 21 January 2015, the following Members be invited to attend with the relevant local Members:

Councillors: Mrs J A Adey, S Graham, C B Harriss, A E Hill, N B Marshall, H L McCarthy and Mrs D V E Morgan

73 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.

74 INFORMATION SHEETS

The Information Sheets previously circulated were noted.

Chairman

The following officers were in attendance at the meeting:

Mrs L Hornby	- Senior Democratic Services Officer
Mr R Martin	- Development Management Team Leader
Mr A Nicholson	- Development Manager
Ms S Siddiq	- Principal Solicitor (Planning)