

# Planning Committee Minutes

Date: 29 October 2014

Time: 6.30 - 8.22 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, Mrs D V E Morgan, S F Parker, B R Pollock JP, Mrs J E Teesdale and A Turner.

Apologies for absence were received from Councillors: D J Carroll, R Metcalfe and P R Turner.

## **52 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.

### **53 14/06923/FUL - 17 PLUMER ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2SS**

Following discussion Members voted unanimously in favour of the motion to approve the application in accordance with the officer's recommendation.

**RESOLVED:** that the application be permitted and planning permission granted in accordance with the officer's recommendation.

The Committee was addressed by Councillor Alan Hill as local Ward member.

### **54 14/05105/FUL - FORTY GREEN FARM, FORTY GREEN, BLEDLOW, BUCKINGHAMSHIRE, HP27 9PN**

Members noted that following submission of the application the Secretary of State had published a screening direction concluding that the proposal before the Committee was EIA development. As an Environmental Statement had not been submitted by the applicant the options available to the Council were to either refuse permission or defer the case to allow the submission of an Environmental Statement.

Members noted that subsequent to the publication of the officer's report the applicant had submitted an updated soil report. However, this still did not meet

requirements for best practice under Natural England Technical Information Note 49 December 2012 and Members therefore agreed that the second proposed reason for refusal be updated to show that the applicant had not submitted an *adequate* soil report.

Following discussion on the application, Members voted unanimously 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.

**55 14/06582/FUL - LAND NORTH OF BUMPERS FARM, ILMER LANE, ILMER, BUCKINGHAMSHIRE, HP27 9RE**

The Committee listened to representations made by the Parish Council and for the applicant. Members expressed a number of concerns regarding the scale and visual impact of the proposed development, the impact of glint and glare, potential operational noise, and the loss of agricultural land over the 25 year period of the development.

A motion to refuse was proposed by Councillor Pollock and seconded by Councillor Harriss.

After a lengthy discussion Members voted in favour of the motion to refuse the item, contrary to the officer's recommendation, for the following reason:

In the opinion of the Local Planning Authority the proposal by reason of its nature, scale and form would have an unacceptable adverse impact on local views closest to the site. It has an impact on the local landscape character and an unacceptable visual impact within the landscape. This is contrary to policies C10 (Development in the Countryside beyond the Green Belt) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policies CS2 (Main Principles for the location of development), CS7 (Rural Settlements and the Rural Areas) and CS17 (Environmental Assets) of the Adopted Core Strategy.

The Committee voted in favour (7), against (3), abstained (1).

**RESOLVED:** That the application be refused for the reason stated above.

The Committee was addressed by Parish Councillor Sally Whitworth of Longwick-cum-Ilmer Parish Council in objection, and Mr Nick Skipworth, for the applicant.

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Chairman

**The following officers were in attendance at the meeting:**

Ms H Breith	Natural Environment Officer
Ms G Hastings	Technical Planning Assistant
Ms E Lund	Senior Democratic Services Officer
Mrs I Nawaz	Solicitor
Mr A Nicholson	Development Manager
Mr C Power	Development Management Team Leader
Mr R White	Principal Development Management Officer