

Planning Committee Minutes

Date: 18 March 2015

Time: 6.30 - 8.39 pm

PRESENT: Councillor D A Johncock (in the Chair)

Councillors Mrs J A Adey, D J Carroll, S Graham, C B Harriss, A E Hill, N B Marshall, H L McCarthy, R Metcalfe, Mrs D V E Morgan, S F Parker and B R Pollock JP.

Standing Deputies present: Councillor D M Watson

Apologies for absence were received from Councillors: A Hussain, A Turner and P R Turner.

In attendance: Cllr Ms S Manir

LOCAL MEMBERS IN ATTENDANCE

Cllr Mrs A Jones
Cllr R Farmer

APPLICATION

14/007892/FUL
14/08177/FUL

85 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 21 January 2015 be approved as a true record and signed by the Chairman.

86 DECLARATIONS OF INTEREST

Councillor Mrs D V E Morgan – application number 14/08177/FUL. Declared a non-disclosable pecuniary interest in the item due to the applicant being a family friend.

87 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.

88 14/07892/FUL - 100 WINDMILL LANE, WIDMER END, BUCKINGHAMSHIRE, HP15 6AU

Members voted in favour of the motion to approve the application, subject to conditions as laid out in the report, including the following additional condition –

Following commencement of the approved development there shall be no other extensions or enlargements of any part of the dwelling, nor any additional windows added, without express planning permission from the Local Planning

Authority. This shall be notwithstanding any provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, or any further order amending or replacing this.

Reason: Mindful of the impact of the development and the close relationships of this property to its neighbours the Local Planning Authority consider that it would be necessary to consider the impact of any further extensions, enlargements or additional windows via a full planning application.

RESOLVED: that the application be permitted in accordance with the Officer's Recommendation subject to an additional condition to remove Permitted Development Rights.

The Committee was addressed by Councillor Mrs A Jones.

The Committee was addressed by Mr Grant Jenkins in objection and Mrs Adrienne Hill on behalf of the applicant.

89 15/05100/FUL - BUILDBASE, VALLEY ROAD, HUGHENDEN VALLEY, BUCKINGHAMSHIRE, HP14 4LG

Members voted in favour of the motion to defer the application to allow:

- a) Officer's to liaise with the applicant in relation to 'toning down' the roof colour,
- b) for a landscape and visual impact assessment to be conducted, and,
- c) to review the options for formal enforcement action if required.

It was agreed that following these actions the application would be brought back before the committee.

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

The Committee was addressed by Councillor Mrs D Morgan as the Local Member.

The Committee was addressed by Mrs Janet Idle in objection and Mr Roger Welchman, the agent on behalf of the applicant.

90 14/07832/FUL - 17 - 19 FROGMOOR, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5DQ

Members voted unanimously in favour of the motion to refuse the item in line with the Officer's recommendation.

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

91 14/08177/FUL - 77 LONDON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1BN

Members voted in favour of the motion to approve the application subject to the conditions outlined in the main report and in the Update.

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

The Committee was addressed by Councillor R Farmer.

Councillor Mrs D V E Morgan declared a non-disclosable pecuniary interest and vacated the room before business on the Item commenced and remained outside of the Council Chamber for the debate and voting on the application.

92 14/08198/FUL - PLOUGH FARM, CADSDEN ROAD, CADSDEN, BUCKINGHAMSHIRE, HP27 0NB

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

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

93 PRE PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that the developer, Ashill, had requested their pre-application presentation be moved from the 8 April to the 29 April 2015 instead. They were due to explain to Members their development proposal for the Former Leo Labs site, Longwick Road, Princes Risborough.

It was noted that the committee meeting due to be held on Wednesday 8 April 2015 will start at 6:30pm.

94 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 7 April 2015 in respect of the agenda for the meeting on Wednesday 8 April 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, D A Johncock, N B Marshall and Mrs D V E Morgan.

95 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.

96 URGENT ITEM

Members considered the Urgent Item brought before them in respect of a decision that was taken at the Planning Committee on 21 January 2015, application number

14/07593/FUL; 27 Straight Bit, Flackwell Heath. The application was deferred for Officers to negotiate a revised scheme, for the reasons set out in the Minutes, which read –

14/07593/FUL – 27 Straight Bit, Flackwell Heath, Bucks, HP10 9LT

Members felt that the proposal represented an overdevelopment of the site, symptomatic of this was the inadequate car parking provision, proximity of the proposed dwellings to the park at the rear and lack of sufficient amenity space for the proposed dwellings. They voted unanimously in favour of the motion to defer the application to enable officers to liaise with the applicant to negotiate a smaller development on the site.

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

The Committee was addressed by Parish Councillor David Onslow on behalf of Chepping Wycombe Parish Council in objection and Mr Mark Rowles, the applicant.

It was noted that following the meeting Officers did liaise with the applicant and proposed amendments were discussed. However, the applicant had chosen to appeal against non-determination of the application rather than submit a revised scheme.

After a short discussion, the Committee unanimously agreed that due to Members' concerns expressed at the Planning Committee meeting, the following recommendation be put forward –

In the opinion of the Local Planning Authority, the proposed development; which replaces a single detached dwelling with two substantial detached houses, served by a joint access leading to an extensive hard standing; would represent overdevelopment of the plot. The houses are excessive in size relative to the constraints of the site being located too close to each other and to the rear boundary of the plot with the park. Moreover, the lack of amenity space appropriate to serve dwellings of this size and failure to meet the Council's maximum parking standards, whilst nevertheless employing tandem parking arrangements on a hard standing so large that it severely limits the opportunities for landscaping to soften the appearance of the development in the street; are considered to be symptomatic of the overdevelopment of the site.

Accordingly, the proposal would appear cramped and dominated by built form to the detriment of the character and appearance of the locality. As a consequence, the proposal is considered to conflict with Policies G3 (General Design Policy), H19 (Residents' Amenity Space and Gardens) and Appendix 1 (Residential Design Guidance) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policy CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy Development Planning Document (Adopted July 2008).

RESOLVED: that had the Local Planning Authority been in a position to determine this application they would have been minded to refuse for the reasons set out above.

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	- Solicitor (Planning)
Mr R Martin	- Development Management Team Leader
Mr A Nicholson	- Development Manager
Mr R White	- Principal Development Management Officer