

# Planning Committee Minutes

Date: 21 January 2015

Time: 6.30 - 8.00 pm

**PRESENT:** Councillor A E Hill (in the Chair)

Councillors Mrs J A Adey, D J Carroll, S Graham, N B Marshall, 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 and Ms K S Wood.

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

## 75 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 17 December 2014 be approved as a true record and signed by the Chairman.

## 76 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.

## 77 14/07157/FUL - PIGHTLE COTTAGE, COCK LANE, TYLERS GREEN, BUCKINGHAMSHIRE, HP10 8DP

Members voted in favour of the motion to approve the application subject to the inclusion of a Condition to require the road side of the garage be constructed of brick and flint.

**RESOLVED:** that the application be approved subject to the inclusion of a condition to require the road side of the garage to be constructed of brick and flint.

The Committee was addressed by Councillor Ms K Wood as the Local Ward Member.

The Committee was addressed by Mr Russell Read on behalf of the Penn & Tylers Green Residents Society and Parish Councillor Ian Forbes, on behalf of the Chepping Wycombe Parish Council in objection.

**78 14/07158/FUL - PIGHTLE COTTAGE, COCK LANE, TYLERS GREEN, BUCKINGHAMSHIRE, HP10 8DP**

Members voted in favour of the motion to approve the application subject to the inclusion of landscaping conditions requiring the approval of and implementation of landscaping along the road frontage. A condition was also added to ensure the flint panels indicated were constructed into the front of the extension.

**RESOLVED:** that the application be permitted subject to the inclusion of conditions as stated above.

The Committee was addressed by Councillor Ms K Wood as the Local Ward Member.

The Committee was addressed by Mr Russell Read on behalf of the Penn & Tylers Green Residents Society and Parish Councillor Ian Forbes, on behalf of the Chepping Wycombe Parish Council in objection.

**79 14/07593/FUL - 27 STRAIGHT BIT, FLACKWELL HEATH, BUCKINGHAMSHIRE, 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.

**80 14/07703/FUL - LAVENDER COTTAGE, CHURCH ROAD, TYLERS GREEN, BUCKINGHAMSHIRE, HP10 8LP**

Members raised concerns about the proposed development and voted unanimously in favour of the motion to defer the application to enable officers to liaise with the applicant to seek an alternative solution: in particular to relocate the proposed annexe to the bottom of the site and increase off-street car parking provision.

**RESOLVED:** that the application be deferred for the reason given above.

The Committee was addressed by Councillor Ms K Wood as the Local Ward Member.

The Committee was addressed by Mr Simon Rowley, resident and spokesman for the residents at Church View, Parish Councillor Ian Forbes on behalf of Chepping

Wycombe Parish Council in objection and Mr Paul Stevens on behalf of Mr & Mrs Seymore, the applicants.

## **81 TERMS OF REFERENCE FOR STRATEGIC SITE LIAISON GROUPS**

Members considered the report on the Reserve Sites Liaison Group Terms of Reference and also noted the appendix which had been circulated.

Concerns were raised in reference to the Chairmanship of the Groups as they would need to be impartial. There was also some concern raised over the potential tight timescale being proposed.

The Head of Planning and Sustainability explained that she believed the timescale was ambitious but not impossible. In terms of the concerns raised in relation to the Chairmanship, she pointed out that what was being proposed was that the Committee delegate to Head of Planning and Sustainability in consultation with the Chairman of the Planning Committee agree an alternative Liaison Group Chairman should the need arise.

In answer to a member suggestion in relation to the appendix, under the heading 'Purpose', the Head of Planning and Sustainability agreed that the word "sustainable" could be inserted so that the first sentence would read "To work towards a high quality sustainable development....."

Concern was also raised about whether a Member who was part of the Liaison Group and also a member of the Planning Committee could be seen as having "predetermined" the development proposal when it is brought before the Planning Committee. The Head of Planning and Sustainability stated that, as with any planning application it would depend on the circumstances. If a Member of the Liaison Group had taken a clear and fixed stance on an issue, and could be reasonably considered to have "predetermined" the application, then they should not be part of the decision making process as there could be a public perception that they may not be able to approach any decision by the committee with an open mind. However if they simply participated in the Liaison Group through asking questions and making comments on a range of issues, and approach the planning committee meeting with an open mind then that should not be an issue.

The Head of Planning and Sustainability also confirmed that the area covered in relation to infrastructure was not District-wide but focused on High Wycombe, with the traffic modelling extending to Bourne End.

The Committee voted unanimously to accept the recommendations:

### **RESOLVED:**

- 1) That the Committee agree to the setting up of four Liaison Groups in connection with the future planning of the following reserve sites: Abbey Barn North and South; Gomm Valley/Ashwells; Slate Meadow and Terriers Farm.
- 2) That the Liaison Groups will operate under the Terms of Reference set out in the Appendix to the report (with the addition of the "sustainability" as set out

above), delegating to the Head of Planning and Sustainability in consultation with the Chairman of Planning Committee any minor changes that the individual Liaison Groups may wish to make to reflect local circumstance.

- 3) That the Committee agree to the proposed Chairmen of the Liaison Groups, delegating to the Head of Planning and Sustainability in consultation with the Chairman of the Planning Committee any changes in chairmanship that may be required during the lifetime of the groups.
- 4) That the Committee agree to the setting up of a Round Table for Infrastructure to consider the infrastructure implications of the four sites in High Wycombe collectively, with Terms of Reference similar to that of the Liaison Groups, and to the proposed Chairman, delegating to the Head of Planning and Sustainability in consultation with the Chairman of the Planning Committee the final terms of reference and any changes in chairmanship that may be required during the lifetime of the groups.

## **82 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION**

Members noted that due to refurbishment works, the Committee Rooms were unavailable so no pre-committee training / information session on Wednesday 18 February would be held. The Planning Committee meeting would therefore commence at the earlier time of 6.30pm.

## **83 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 17 February 2015 in respect of the agenda for the meeting on Wednesday 18 February 2015, the following Members be invited to attend with the relevant local Members:

Councillors: S Graham, A E Hill, N B Marshall, H L McCarthy, Mrs D V E Morgan and A Turner.

## **84 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.

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Chairman

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

Miss G Hastings	- Technical Officer
Mrs L Hornby	- Senior Democratic Services Officer
Mr R Martin	- Development Management Team Leader
Mr A Nicholson	- Development Manager

Mrs S Siddiq  
Ms R Steele  
Mrs P Tollitt

- Principal Solicitor (Planning)
- Solicitor (Planning)
- Head of Planning and Sustainability