

Council

Date: 13 April 2015
Time: 6.30 pm
Venue: Council Chamber
District Council Offices, Queen Victoria Road, High Wycombe, Bucks

You are hereby summoned to attend the Meeting of the Council to be held in the Council Chamber, District Council Offices, Queen Victoria Road, High Wycombe on 13 April 2015 at 6.30 pm to consider the business set out in the Agenda below.



Ms K Satterford
Chief Executive

Fire Alarm - In the event of the fire alarm sounding, please leave the building quickly and calmly by the nearest exit. Do not stop to collect personal belongings and do not use the lifts. Please congregate at the Assembly Point at the corner of Queen Victoria Road and the River Wye, and do not re-enter the building until told to do so by a member of staff.

Supplementary Agenda

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| | To receive the minutes of and consider any recommendations from the following meeting: | |
| | Special Cabinet 13 April 2015 (To follow) | |

Item**Page****13 PLANNING COMMITTEE**

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To receive the minutes of and consider any recommendations from the following meetings:

Planning Committee

18 March 2015

**For further information, please contact Iram Malik on 01494 421204,
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WYCOMBE DISTRICT COUNCIL

COUNCIL MEETING

Monday 13 April 2015

AGENDA ITEM 5

Questions from Members of the Public

1. Question from Andrea Baughan to the Cabinet Member for Community

Over the last few months I've spent a lot of time speaking with Micklefield residents, many of whom are Red Kite tenants, and they seem to be getting rather a raw deal - work left half finished, tradespeople not turning up or disappearing from their houses in the middle of a job. Bathrooms and kitchens and preparatory or finishing off works are not being carried out very efficiently plus there is a lot of confusion and telephone chasing for the tenants which is frustrating and inconvenient. Can WDC find a way of ensuring Red Kite carry out the works in a professional and timely manner"

Verbal reply to be given by Councillor Mrs J A Adey (Cabinet Member for Community).

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WYCOMBE DISTRICT COUNCIL

COUNCIL MEETING

Monday 13 April 2015

AGENDA ITEM

Questions from Members

1. Question from Councillor B Pollock to the Cabinet Member for Planning & Sustainability

I would like to thank the Cabinet member for agreeing to set up a sub-committee of the Slate Meadow Liaison Committee to explore recent decisions made by the Secretary of State that emphasise the importance of Green Gaps between settlements and their protection even though an authority is not meeting its assessed housing need. Does he agree with me that this decision should be taken into account when assessing the need to develop Slate Meadow, particularly as it acts as a "green gap" between Bourne End and Wooburn?

Verbal reply to be given by Councillor N Marshall (Cabinet Member for Planning & Sustainability)

2. Question from Councillor M Knight to the Cabinet Member for Planning & Sustainability

Buckinghamshire County Council have committed £6.2 million for infrastructure improvements in Wycombe in response to the release of the reserved sites for development. In addition to the CIL and Section 106 funding which will become available from developers how much is Wycombe District Council planning to contribute from their reserves to support improvements to the already over-stretched infrastructure of East Wycombe?

Verbal reply to be given by Councillor N Marshall (Cabinet Member for Planning & Sustainability)

3. Question from Councillor B Pearce to the Cabinet Member for Environment

Does the cabinet member agree with me that there is a problem with the blue recycling bins? Because these are full size bins but most households only fill up to about 1/3 or even 1/2 capacity the items in the said bin are rather light. Therefore with a half empty bin of light materials when there are strong winds which we have experienced recently and a delay in the waste collection these large bins with light materials inside get blown about consequently rubbish is deposited all across the highway and pavement. Does the cabinet member agree with me that bins half the size with some kind of weight in the construction would be a much better idea and solve this problem?

Verbal reply to be given by Councillor Mrs J E Teesdale (Cabinet Member for Environment)

4. Question from Councillor R Metcalfe to the Cabinet Member for Economic Development and Regeneration

Could the Cabinet Member please outline future plans for use of the entirety of Wycombe Air Park?

Verbal reply to be given by Councillor A Green (Cabinet Member for Economic Development and Regeneration)

5. Question from Councillor B Pearce to the Cabinet Member for Environment

Does the cabinet member agree with me that the new parking meter machines in WDC car parks, although I believe offer good value for money and are a great success, many people have stated to me that the 10 minutes grace time for some people is not enough, particularly with mothers with a pushchair or pram, and a considerable amount of shopping. I know from experience it would take more than 10 minutes to load the car with shopping, to dismantle a pushchair and place a baby in the correct car seat with all the apparatus and paraphernalia this involves. And then to negotiate exit from a car park, particularly the Swan car park, if one happened to be parked on the top floor. Also, regarding the Swan, when people are leaving the theatre sometimes the entrance and exits tend to get gridlocked and this would take more than 10 minutes to exit the building.

Verbal reply to be given by Councillor Mrs J E Teesdale (Cabinet Member for Environment)

6. Question from Councillor T Snaith to the Leader of the Council

Does the Leader agree to hear such comments as these from your Cabinet members as unacceptable?

Cllr Julia Adey said "Estates would also need additional resources, just as Community, if it were to be able to support ward Member projects."

Cllr Neil Marshall said "WDC planning is currently overloaded and cannot support backbench demands."

In Ryemead we are faced with serious parking problems on the Wye Dene estate which are impacting across the whole ward. We also have several projects that need investigating to improve Ryemead, however Cabinet Members are blocking the necessary resources we need. Perhaps you can advise why residents and Councillors are finding it increasingly difficult to reach out to this council for assistance and support?

Verbal reply to be given by Councillor R Scott (Leader of the Council)

7. Question from Councillor R Colomb to the Leader of the Council

It is common practice now, in their efforts to reduce expense for neighbouring Councils, to share senior management positions. Following the decision by Mr Westgate to retire in the Autumn was any effort made to explore this possibility, prior to the announcement to replace him with a full-time Wycombe District Corporate Director?

Verbal reply to be given by Councillor R Scott (Leader of the Council)

8. Question from Councillor R Colomb to the Cabinet Member for Economic Development and Regeneration

The Council has been participating in a Wood Footprint Study under the EU Urbacht programme for nearly four years. I appreciate the costs are borne by the EU. Would you please advise what benefit the residents of Wycombe District (as EU taxpayers) have received as a result of the programme, which is, I believe, holding its final meeting on Election Day.

Verbal reply to be given by Councillor T Green (Cabinet Member for Economic Development and Regeneration)

9. Question from Councillor R Colomb to the Cabinet Member for Planning & Sustainability

When the BNU Wellesbourne Campus site was redevelopment by Taylor Wimpey, great efforts were made to separate the houses in Kingshill Court from the rear of the existing houses in Brands Hill Avenue with a comprehensive landscaping scheme. Whilst landscaping schemes are enforceable for five years, Taylor Wimpey conveyed ownership of the land to individual house owners so the landscaping is no longer enforceable and some house owners are now removing it to enlarge their gardens.

In view of the proposed development of the five reserve sites, where no doubt landscaping will feature prominently, will the Cabinet Member investigate if there any ways in which more effective and longer protection can be afforded to such landscaping planning conditions?

Verbal reply to be given by Councillor N Marshall (Cabinet Member for Planning & Sustainability)

10. Question from Councillor R Colomb to the Cabinet Member for HT, ICT & Customer Services

Does this Council, or any of its appointed service outsourcers have any employees on Zero Hours Contracts?

Verbal reply to be given by Councillor Mahboob Hussain (Cabinet Member for HR, ICT & Customer Services)

11. Question from Councillor R Colomb to the Cabinet Member for Community

Are you aware your department placed an advert in the latest edition of the Wycombe District Times for the Duke Street theatre operated by the Renegade Theatre Company? This conversion of a warehouse went ahead without planning permission encouraged by our officers. The Place Service of Bucks County Council, a statutory consultee, has recommended refusal on the grounds of pedestrian and vehicle safety!

Verbal reply to be given by Councillor Mrs J Adey (Cabinet Member for Community)

12. Question from Councillor M Knight to the Cabinet Member for Planning & Sustainability

Over the last few years how often has WDC used the powers set out in Section 215 of the Town and Country Planning Act, requiring property owners to clean up land and buildings, and do you have any examples of how this planning law has been put to effective use in the district?

Verbal reply to be given by Councillor N Marshall (Cabinet Member for Planning & Sustainability)

13. Question from Councillor Julia Wassell to the Cabinet Member for Community

Further to the recent Improvement and Review Commission Review into Urgent Health Care in Wycombe District, would you agree that further reviews need to be held? Wycombe residents are concerned about over stretched mental health services, the distance to Maternity and Children's services and the difficulty in finding an NHS dentist. In addition, young stroke victims and their families are suffering from a lack of suitable accommodation. I believe all these areas of health merit a locally based investigation.

Verbal reply to be given by Councillor Mrs J Adey (Cabinet Member for Community)



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 |

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