

Planning Committee Minutes

Date: 29 April 2015

Time: 7.00 - 9.00 pm

PRESENT: Councillor D A Johncock (in the Chair)

Councillors Mrs J A Adey, D J Carroll, S Graham, A E Hill, N B Marshall, 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 H L McCarthy.

LOCAL MEMBERS IN ATTENDANCE

Cllr M Appleyard

Cllr Mrs A Jones

Cllr I McEnnis

Cllr A Slater

APPLICATION

15/05671/FUL

15/05100/FUL

14/08208/FUL

14/08201/FUL

107 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 8 April 2015 be approved as a true record and signed by the Chairman.

108 DECLARATIONS OF INTEREST

There were no declarations of interest.

109 15/05268/FUL - TUMBLEWOOD, NORTHEND ROAD, NORTHEND, BUCKINGHAMSHIRE, RG9 6LF

The Committee voted in favour of the motion to refuse the application for the following reasons –

- In the opinion of the Local Planning Authority, having regard to the increase in height and volume, the proposed replacement dwelling would combine with the proposed outbuilding to represent a significant increase in the bulk and massing of the built form within the site, which would have a materially greater impact on the rural character of the site and surrounding area than the existing dwelling. The proposed development, by virtue of its scale, design and siting, failed to respect the traditional form and pattern of development in the surrounding area and as such would be detrimental to the character, appearance and enjoyment of the Chilterns Area of

Outstanding Natural Beauty, the rural character of the countryside and to the setting of the adjacent Northend Conservation Area.

The proposal is therefore contrary to Policies L1 (Chilterns AONB), HE11 (Development Adjoining Conservation Areas), C10 (Development in the Countryside Beyond the Green Belt), G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenities) and Appendix 1 (General Design Policy) of the Wycombe District Local Plan to 2011 (as saved, extended and partially replaced); and Policies CS7 (Rural Settlements and Rural Areas), CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Wycombe Development Framework Core Strategy DPD.

- In the opinion of the Local Planning Authority, the excessive built form and mass of the replacement dwelling, particularly at roof level, together with the size and siting of the proposed outbuilding, would result in this property appearing out of scale with its neighbouring properties and overbearing upon their more modest footprints, built forms and roofs. The dominating built form, increased mass and spread form of the proposal would therefore have a detrimental impact on the outlook of the adjoining neighbouring properties. The proposal is therefore contrary to Policy G8 (Detailed Design Guidance and Local Amenities) of the 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 Wycombe Development Framework Core Strategy DPD.

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

The Committee was addressed by Councillor Metcalfe the local Ward Member.

The Committee was addressed by Mr Neil Yoxall and Parish Councillor David Cairns, on behalf of Turville Parish Council in objection and Mr Richard Wyndham-Smith, the agent on behalf of the applicant.

110 14/08201/FUL - MALVERN, 30 PENN ROAD, HAZLEMERE, BUCKINGHAMSHIRE, HP15 7LR

The Committee voted in favour of the motion to refuse the application for the following reasons –

1. In the opinion of the Local Planning Authority the two rear facing dormer windows, with Juliet balconies, would result in a loss of privacy, and were considered an un-neighbourly form of development to the detriment of the living environment of the adjoining neighbours at Numbers 28, 32 and 34 Penn Road.
As such the proposal would be contrary to Policies G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenities), H17 (Extensions and Other Developments within Residential Curtilages) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) as well as Policy CS19 (Raising the Quality of Place-Shaping and

Design) of the Core Strategy DPD (Adopted July 2008). These policies are considered to be consistent with the National Planning Policy Framework.

RESOLVED: that the application be refused for the reason stated above.

The Committee was addressed by Councillor A Slater, the Local Ward Member.

111 14/08208/FUL - CONIFERS, GARDENLAND NURSERY, CHURCH ROAD, CADMORE END, BUCKINGHAMSHIRE, HP14 3PJ

Members voted unanimously in favour of the motion to refuse the application in accordance with the Officers recommendation.

RESOLVED: that the application be refused.

The Committee was addressed by Councillors I McEnnis and Mrs J Teesdale, the local Ward Members.

112 15/05100/FUL - BUILDBASE, VALLEY ROAD, HUGHENDEN VALLEY, BUCKINGHAMSHIRE, HP14 4LG

The Committee voted in favour of the motion to refuse the application for the following reason –

1. It was considered that the replacement roof, by virtue of the light colour and reflective material used, contrasted visually with surrounding buildings and the rural back drop of vegetation. It was out of character with development in the surrounding area and was prominent in public views from Valley Road village and from the publicly accessible walking routes on the western valley slopes. It was therefore considered to be detrimental to the character and visual amenities of the surrounding area. The development had a significant adverse effect upon the Chilterns Area of Outstanding Natural Beauty and the Chiltern National Landscape Character Area.

The development was therefore considered contrary to policies G3 (General Design Policy) and L1 (Chilterns AONB) of the adopted Wycombe District Local Plan (as saved, extended and partially replaced) and Policies CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the adopted Wycombe Development Framework Core Strategy.

RESOLVED: that the application be refused for the reason given above.

The Committee was addressed by Councillors Mrs A Jones and Mrs D Morgan, the local Ward Members.

113 15/05671/FUL - UNIT 10, WESSEX ROAD INDUSTRIAL ESTATE, WESSEX ROAD, BOURNE END, BUCKINGHAMSHIRE

The Committee were minded to grant conditional planning permission, subject to the completion of the necessary departure procedures.

RESOLVED: that the Head of Planning and Sustainability be given delegated authority to grant conditional planning permission on completion of the departure procedures.

The Committee was addressed by Councillors M Appleyard and B Pollock, the local Ward Members.

114 DELEGATED POWER AMENDMENT

Members noted the report in relation to the Delegated Power Amendment that it be recommended to the Regulatory and Appeals Committee that the scheme of delegated powers with regard to the determination of planning applications reserved to Planning Committee be amended as follows –

The approval of District-wide developments (Tier 1 in the Statement of Community Involvement) which represent departures from the Development Plan.

Following a short discussion, the Committee voted unanimously in favour of the recommendation.

RESOLVED: that the scheme of delegated powers with regard to the determination of planning applications reserved to Planning Committee be amended as above be recommended to Regulatory and Appeals Committee.

115 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that mandatory training for all Members who may be called upon to make a decision on a planning application would take place at 6:30pm on Wednesday 27 May in the Council Chamber.

They also noted that the first Planning Committee of the new Council year would be held on Wednesday 3 June 2015 and that if no requests had been received to make a pre-application development presentation on the 3 June, the opportunity would be taken to use this session for further Member training.

116 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That arrangements for site visits ahead of the next meeting of the Committee on 3 June 2015 would be made after the approaching elections on 7 May 2015. The Chairman asked that Members note the site visits date of 2 June 2015 should they be called upon to sit on the Planning Committee in the new Council term.

117 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.

118 MESSAGE OF THANKS FROM THE CHAIRMAN

Before the close of the meeting, the Chairman wished to thank the Committee for their hard work and support over the last four years. He particularly thanked Councillor Mrs Morgan, who was an enthusiastic member of the Committee and who was standing down at the forthcoming election; he also thanked Councillor Metcalfe for his contribution to the Committee who was standing down as well.

The Vice Chairman added his thanks to the officers for their hard work and support over the last four years.

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