

Planning Committee Minutes

Date: 1 July 2015

Time: 7.00 - 9.35 pm

PRESENT: Councillor P R Turner (in the Chair)

Councillors Mrs J A Adey, M Asif, S Graham, C B Harriss, A E Hill, D A Johncock, Mrs G A Jones, A Lee, Mrs W J Mallen, H L McCarthy, N J B Teesdale, A Turner, C Whitehead and L Wood.

Standing Deputies present: Councillors Ms C J Oliver.

Apologies for absence were received from Councillors: N B Marshall.

LOCAL MEMBERS IN ATTENDANCE

Cllr I McEnnis
Cllr Mrs J Teesdale

APPLICATION

15/05044/FUL
15/05044/FUL

OBSERVING

Mrs P Tollitt, head of Planning & Sustainability

15 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 3 June 2015 be approved as a true record and signed by the Chairman.

16 DECLARATIONS OF INTEREST

Councillor C B Harriss – Application number 15/05998/FUL: Declared an interest due to the applicant and the applicant's neighbour being known to him. Councillor Harriss vacated the Chamber for the discussion and voting on the application.

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.

17 15/05718/FUL - 47 CARVER HILL ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2TZ

The Committee voted in favour of the motion to refuse the application, contrary to the officer's recommendation, for the following reasons –

When viewing the flank elevation from the road the bulk, materials and height of the rear facing roof extension resulted in the appearance of a three storey flat roofed extension. This was not considered to be subservient to the character and appearance of the original dwelling and was detrimental to the appearance of the dwelling and appeared as an incongruous and alien feature that was unduly prominent within the street scene to the detriment of the established character and appearance of the wider street scene.

The proposal was therefore considered to be contrary to policies G3 (General Design Policy), H17 (House Extensions and Other Developments in Residential Curtilages) and Appendix 4 of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partly replaced) and to policy CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008). The above policies were considered to accord with the National Planning Policy Framework (NPPF).

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

The Committee was addressed by Mr R Williams in objection and Mr S Sardar, the applicant.

18 15/05998/FUL - MEADOWBROOK COTTAGE, MARSH LANE, MARSH, BUCKINGHAMSHIRE, HP17 8SP

The Committee voted in favour of the motion to approve the application subject to the following condition –

- No external lighting shall be installed which illuminates the staircase leading to the store above the garage hereby approved, unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason: To protect the residential amenities enjoyed by the neighbouring property.

RESOLVED: that the application be approved subject to conditions.

Councillor C Harriss declared an interest in the application and vacated the Chamber for the discussion and voting on the item.

19 14/06162/OUT - OS PARCEL 8784, MILL LANE, MONKS RISBOROUGH, BUCKINGHAMSHIRE

The Committee voted unanimously in favour of the motion that had the planning application not been appealed for non-determination, the Members' decision

would have been Minded to Refuse the application for the reasons set out in the main report.

Members noted that the applicant had appealed against non-determination and therefore the Committee no longer had jurisdiction to determine this application. A “minded to” decision from the Committee was however needed to enable the Council to present its position at an appeal.

RESOLVED: had the Committee been in a position to determine the application, they agreed unanimously with the officer’s recommendation that they were Minded to Refuse the application.

The Committee was addressed by Councillor A Turner, the local Ward Member.

20 15/05044/FUL - OS PARCEL 2146, LANE END, FOOTPATH 10, LANE END, BUCKINGHAMSHIRE

It was clarified that as part of the farm’s diversification, the building was designed to function as a one-bed dwelling, but also as hospitality accommodation in connection with shoots at Bolter End Farm. Members debated the issues and in accordance with the requirement of Paragraph 28 of the NPPF, concluded that the proposal would help to support economic growth in a rural area and support an established local business as a viable and diverse rural enterprise which maintained the countryside and supported the local community. They gave more weight to this than their officers and recommended that the application be approved following completion of the departure procedures.

The decision was taken to delegate approval of the application, with appropriate planning conditions along the lines listed below, to the Head of Planning & Sustainability on completion of the departure procedures. The suggested conditions to include:

- 1) Standard time Limit
- 2) Development in Accordance with Specific Plans
- 3) Materials Building
- 4) Materials Surfacing
- 5) Carbon Reduction and Water Efficiency
- 6) Landscaping details
- 7) Landscaping Implementation
- 8) Removal of permitted Development
- 9) External lighting
- 10) Agricultural Occupancy Restriction
- 11) Drainage

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

21 15/05994/FUL - CALVER RIDGE, DESBOROUGH AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2ST

The Committee voted in favour of the motion to approve the application.

RESOLVED: that the application be approved.

The Committee was addressed by Councillor A Hill, the local Ward Member.

22 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that a pre-planning information and training session would be held prior to the next Committee meeting on Wednesday 29 July at 6.00pm. The topic would be a presentation by the Highway Authority on their role in determining planning applications, unless a request from a developer was received to make a pre-application presentation. Should that be the case members would be notified of the change.

23 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 28 July in respect of the agenda for the meeting on Wednesday 29 July, the following Members be invited to attend with the relevant local Members:

Councillors: S Graham, C B Harriss, A E Hill, D A Johncock, T Lee, H L McCarthy, N Teesdale, A Turner, P R Turner and L Wood.

24 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.

Chairman

The following officers were in attendance at the meeting:

Mrs L Hornby	– Senior Democratic Services Officer
Mr A Nicholson	– Development Manager
Mrs S Nicholson	– Principal Development Control Officer
Mrs R Shanmuganathan	– Principal Technical Officer
Mr C Steuart	– Development Management Team Leader