

Planning Committee Minutes

Date: 21 October 2015

Time: 6.30 - 9.46 pm

PRESENT: Councillor P R Turner (in the Chair)

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

Standing Deputy present: Councillor Ms C J Oliver.

Apologies for absence were received from Councillors: D A Johncock and Mrs W J Mallen.

LOCAL MEMBERS IN ATTENDANCE

Councillor J Langley
Councillor T Green

APPLICATION

15/06394/FUL
14/07005/FUL &
14/07956/FUL &
15/06881/FUL

54 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 23 September 2015 be approved as a true record and signed by the Chairman.

55 DECLARATIONS OF INTEREST

Cllr P Turner (Chairman); Planning Application 15/0144/FUL; declared an interest and stated that he would step down as Chairman for that item and withdraw from the Council Chamber. Cllr Hill (Vice-Chairman) would chair the Item.

Cllr P Turner; Planning Application 15/06915/FUL, stated that he would speak as the Ward Member on the item and that Cllr Hill would chair in the item.

56 14/07005/FUL - LAND REAR OF 38 TO 48 RECTORY AVENUE, HIGH WYCOMBE, BUCKS, HP13 6HW

The Committee voted in favour of the motion that they were minded to grant permission subject to completion of a Planning Obligation.

RESOLVED: that they were minded to grant conditional permission subject to completion of a Planning Obligation securing the matters specified in the officers recommendation.

The committee was addressed by Councillor T Green, the Ward Member.

The Committee was addressed by Ms Holly Robertshaw in objection and Mr Jake Collinge, the agent on behalf of the applicant.

57 14/07956/FUL - THE GORDON ARMS, GORDON ROAD, HIGH WYCOMBE, BUCKS, HP13 6EP

The Committee voted in favour of the motion that they were minded to grant permission subject to completion of a Planning Obligation and subject to an additional Condition restricting the installation of satellite dishes attached to the property and that the details are to be approved in writing by the Local Planning Authority before any satellite dishes were installed at the property. A preference was put forward for a single communal satellite dish to prevent a proliferation to the detriment of the character of this locally listed building.

RESOLVED: that they were minded to grant conditional permission subject to the completion of a Planning Obligation or other agreement securing a commuted sum for the loss of a community facility, and subject to the additional condition as referred to above.

The Committee was addressed by Councillor T Green, the Ward Member.

The Committee was addressed by Mr Robert Davis in objection and Ms Fiona Humphries, the agent on behalf of the applicant.

58 15/06394/FUL - 144 WYCOMBE LANE, WOOBURN GREEN, BUCKS, HP10 0HH

After lengthy debate the Committee voted unanimously in favour of the motion to refuse the application.

RESOLVED: that the application be refused for the reason:

- In the opinion of the Local Planning Authority the introduction of a commercial car sales use onto a restricted site in a predominantly residential area would be detrimental to the character and appearance of the street scene. Symptomatic of this harm is the prominent glazed frontage and appearance of a large number of vehicles being displayed for sale across an unrelieved expanse of hard-standing. Furthermore the required outdoor security lighting would be likely to have a detrimental impact on the amenity of neighbouring residents and the area in general.
As such, the development would be contrary to Policy G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), and G16 (Light Pollution) of the Adopted Wycombe District Local Plan to 2011 (adopted 2004 and then saved and extended 2007) and policy CS19 (Raising the Quality of Place-Shaping and Design) of the Adopted Core Strategy July 2008.

The Committee was addressed by Councillor Mrs J Langley, the Ward Member.

The Committee was addressed by Mr Bruce Gallup, spokesman for the Wooburn Residents Association and Parish Councillor Sue Wagner on behalf of the Wooburn and Bourne End Parish Council in objection and Mr Shah Yaqub, on behalf of the applicant.

59 15/06915/FUL - 26 PLOMER GREEN LANE, DOWNLEY, BUCKS, HP13 5TT

Cllr Hill took the chair.

The Committee voted in favour of the motion to approve the application for a trial period of 12 months.

RESOLVED: that conditional temporary planning permission be granted for a trial period of 12 months.

The Committee was addressed by Cllr P Turner, the Ward Member.

The Committee was addressed by Ms Chantelle Rowland in objection and Mr Paul Britton on behalf of the applicant.

60 15/07144/FUL - 6 DISRAELI CRESCENT, HIGH WYCOMBE, BUCKS, HP13 5EJ

Cllr P Turner withdrew from the Council Chamber for the Item. Cllr Hill chaired the Item.

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

RESOLVED: that the application be approved and conditional permission granted.

61 15/06881/FUL - MENTMORE, THE GREENWAY, HIGH WYCOMBE, BUCKS, HP13 6PU

The Committee voted in favour of the motion to defer the application to allow it to be amended to 4 x 2 bed flats, omitting the roof accommodation and following consultation on these plans, that determination of the application be delegated to the Head of Planning and Sustainability. Should the application be approved Committee requested that the Cherry Tree to be removed is replaced with a tree of similar species.

RESOLVED: that the application be deferred to allow the receipt of amended plans, and following consultation on these plans the decision be delegated to the Head of Planning and Sustainability.

The Committee was addressed by Councillor T Green, the Ward Member.

62 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that on Wednesday 18 November at 6.00pm, a pre-committee training / information session would take place in Committee Room 1 and be a presentation by Marstons Brewery to explain their proposed family dining pub on the Hughenden Quarter site (opposite Morrisons).

Members also noted that on the 16 December at 6.00pm, Costco intended to present their proposals for a new retail warehouse at Cressex Island (between Next and the YMCA).

Members were informed that the developers, Clearview Homes, had been scheduled to make a presentation prior to this meeting of their proposed residential development at Computer House, Station Approach, Marlow but had cancelled. By way of explanation, they submitted a planning application to meet a contractual obligation and once an application was submitted they were unable to make a pre-committee presentation.

63 APPOINTMENT OF MEMBERS FOR SITE VISITS

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

Councillors: Mrs J A Adey, M Asif, C B Harriss, A E Hill, T Lee, N B Marshall, H L McCarthy, N Teesdale, A Turner, P R Turner, C Whitehead and L Wood.

64 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
Ms T Krykant	Assistant Solicitor
Mr R Martin	Development Management Team Leader
McCormack	
Mr A Nicholson	Development Manager
Mr C Power	Development Management Team Leader