

Planning Committee Minutes

Date: 23 September 2015

Time: 7.00 - 9.20 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, C Whitehead and L Wood.

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

LOCAL MEMBERS IN ATTENDANCE

Cllr Mrs C Oliver
Cllr T Green
Cllr Mrs J Teesdale
Cllr I McEnnis

APPLICATION

14/08058/FUL
15/06881/FUL
15/06356/FUL
15/06356/FUL

OBSERVING

Mrs E Crotty, Principal Development Management Officer

44 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 26 August 2015 be approved as a true record and signed by the Chairman.

45 DECLARATIONS OF INTEREST

Councillor H L McCarthy: Application 14/08058/FUL – declared an interest due to being a neighbouring Ward Councillor.

46 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.

47 14/08058/FUL - THE QUEENS HEAD, 352 AMERSHAM ROAD, HAZLEMERE, BUCKINGHAMSHIRE, HP15 7HN

The Committee voted in favour of the motion to approve the application, subject to the following amendments and Conditions –

- Condition 10: be amended to reflect that “any trees, plants or areas of turfing or seeding which, within a period of 5 years from the completion or the development, die are removed or become seriously damaged or diseased, shall be replaced...”
- Condition 9: be amended so that the landscaping scheme ensures retention of existing hedging.
- Condition 3: be amended to include that additional information in relation to surfacing of car park be sought.

RESOLVED: that the application be approved subject to the amendments as stated above.

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

The Committee was addressed by Mr Graham Cox in objection and Mr Steve Renshaw, the agent on behalf of the applicant.

48 15/06881/FUL - MENTMORE, THE GREENWAY, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6PU

The Committee voted in favour of the motion to refuse the application on the grounds that in the opinion of the Local Planning Authority the proposal represented a cramped form of development that would fail achieve a high standard of design and layout. The proposed development would therefore appear visually intrusive and fail to preserve or enhance the character or appearance of the area.

Symptomatic of this was:

- a) The hip to gable roof alterations, together with the addition of front facing roof lights changed the character and appearance of the building to the detriment of the street scene;
- b) The relatively restricted width and depth of the parking area, together with its slope, would result in awkward parking manoeuvres;
- c) The reliance on only roof lights for the living room and bedroom flat 5 results in a poor outlook and internal living environment for the potential occupant;
- d) The relationship of the bin store to parked vehicles made it difficult to manoeuvre the bins to allow kerbside collection.

As a result the proposal was considered to represent an excessive level of intensification which would result in an incongruous development, out of keeping with the character and appearance of the adjoining Conservation Area.

As such the development failed to comply with Policies G3 (General Design Guidance), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), HE11 (Development adjoining Conservation Areas) and Appendix 1 (Residential Design Guidance) and Appendix 9 (Parking Standards) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced), and Policy CS 19 (Raising the Quality of Place Shaping and Design) of the Core Strategy DPD (Adopted July 2008).

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

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

The Committee was addressed by Mr Nigel Pike in objection and Mr Michael Reed, the agent on behalf of the applicant.

49 15/06105/HSC - GAS WORKS SITE, LILYS WALK, HIGH WYCOMBE, BUCKINGHAMSHIRE

The Committee voted in favour of the motion to revoke the Planning Hazardous Substance Consent for the High Wycombe Gas Works Site.

RESOLVED: that the Planning Hazardous Substance Consent be revoked.

50 15/06356/FUL - CONIFERS GARDENLAND NURSERY, CHURCH ROAD, CADMORE END, BUCKINGHAMSHIRE, HP14 3PJ

The Committee agreed that the proposed application represented infilling within an established hamlet and was therefore in accordance with Policy C10 of the Local Plan. Furthermore it was considered that:

- a) It enhanced the rural character of the area through the removal of dilapidated building and structures;
- b) It removed a quasi-agricultural / commercial use which could be detrimental to the character and appearance of the Conservation Area;
- c) It increased the rural housing stock.

The Committee voted in favour of the motion that the application be delegated to the Head of Planning and Sustainability to grant conditional planning permission upon the submission of a plan clearly indicating the area of land subject to a change of use to residential, the area of land to be used as paddock or agriculture and all buildings to be removed clearly identified on the plan.

The conditions shall include the removal of all structures and the restoration of the land to the rear such that it was capable of being used as a paddock or for agriculture, the removal of Permitted Development rights and conditions restricting the residential land/garden and paddock to that shown on the submitted plan.

The Committee also voted in favour of the motion to remove Permitted Development Rights at the site.

RESOLVED: that the application be approved and that Permitted Development Rights be removed.

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

51 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that prior to the next committee meeting to be held on Wednesday 21 October at 6.00pm, a pre-committee training / information session was scheduled, when the developers, Clearview Homes, wished to make a presentation of their proposed residential development at Computer House, Station Approach, Marlow.

52 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 20 October in respect of the agenda for the meeting on Wednesday 21 October, the following Members be invited to attend with the relevant local Members:

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

53 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:

Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mr A Nicholson	Development Manager
Mrs S Nicholson Steele	Principal Development Management Officer