

Planning Committee Minutes

Date: 16 December 2015

Time: 7.00 - 9.00 pm

PRESENT: Councillor P R Turner (in the Chair)

Councillors M Asif, S Graham, A E Hill, D A Johncock, Mrs G A Jones, A Lee, N B Marshall, H L McCarthy and C Whitehead.

Standing Deputy present: Councillors Ms C J Oliver.

Apologies for absence were received from Councillors: Mrs J A Adey, C B Harriss, Mrs W J Mallen, N J B Teesdale, A Turner and L Wood.

77 PLANNING COMMITTEE MISSION STATEMENT

78 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 18 November be approved as a true record and signed by the Chairman.

79 DECLARATIONS OF INTEREST

Planning Application 14/08140/FUL – Councillor N Marshall declared an interest in the item

80 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.

81 14/08140/FUL - THE OLD MALT HOUSE, 16 ST PETER STREET, MARLOW, BUCKINGHAMSHIRE, SL7 1NQ

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 proposed development by virtue of the single storey rear elements height, depth and juxtaposition to the neighbouring property (1 Dial Cottages) would represent an un-neighbourly form of development; in that it would be unduly dominant and overbearing in appearance as seen from the rear aspect and garden of 1 Dial Cottages and would result in a loss of light, outlook and overshadowing.
This would be detrimental to the amenities of the occupiers of this neighbouring property and thus conflicted with Policies G8 (Detailed Design Guidance and Local Amenity) of the Adopted Local Plan to 2011 (as saved, extended and partially replaced).

- 2 The contemporary design of the proposed dwelling would appear as an incongruous feature which would be visually intrusive and fail to preserve or enhance the character and appearance of the street scene.

As such the development failed to comply with Policy G3 (General Design Guidance), Policy HE6 (New Development in Conservation Areas and Conservation Area Character Surveys) and Policy CS19 (Raising the quality of Place Shaping and Design) of the Adopted Core Strategy DPD (July 2008).

The Committee was addressed by Mr Martin Blunkell in objection and Mr Selwyn Palmer on behalf of the applicant.

Councillor N Marshall declared a pecuniary interest in the application and vacated the Chamber for the debate and voting on the application.

82 15/07247/FUL - 79 TOTTERIDGE LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 7QA

This application was deferred prior to the meeting.

83 15/07739/FUL - HSBC BANK, COMMON ROAD, FLACKWELL HEATH, BUCKINGHAMSHIRE, HP10 9NS

The Committee voted unanimously in favour of the motion to approve the application subject to the imposition of a planning condition preventing the parking of vehicles adjacent to the outdoor seating area. Prior to the use of the premises for purposes within Class A3 (restaurant and cafes) of The Town and Country Planning (Use Classes) Order 1987 (as amended) hereby approved:

- a) a detailed plan shall be submitted to and approved in writing by the Local Planning Authority indicating a wall or other form of barrier to be erected at the front of the proposed outdoor seating area (between the flank wall of the property and the adjoining property) to prevent the parking of vehicles in the alley adjoining the property, and,
- b) the barrier as approved shall be erected.

Thereafter the barrier shall be maintained as approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the safety and amenity of customers using the outdoor seating area.

RESOLVED: that the application be approved, subject to the additional condition above.

The Committee was addressed by Mrs Janet Smith (Flackwell Heath Residents Association) and Parish Councillor J Hershall, in objection and Mr Seref Hizirogullari, the applicant.

The Committee was addressed by Councillor D Johncock, the local Ward Member.

84 15/05250/OUTEA - FORMER MOLINS SITE, HAW LANE, SAUNDERTON, BUCKINGHAMSHIRE.

The Committee voted unanimously in favour of the motion that had the planning application not been appealed for non-determination, the Committee 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, the Committee agreed unanimously with the officer's recommendation that they were Minded to Refuse it.

85 15/07557/FUL - THE SNUG, 7 CROWN LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2HF

Members voted in favour of a motion to grant the external seating area a temporary planning permission for a period of two years. This would allow the use to be assessed and any operational issues regarding the flow of pedestrians or vehicles in the area could be identified.

RESOLVED: that a temporary two year permission be granted.

The Committee was addressed by Cllr Hill the local Ward Member.

86 15/07558/ADV - THE SNUG, 7 CROWN LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2HF

Members noted that as the advertisements were only considered to be appropriate when displayed in conjunction with the approved seating area and as that use had only been permitted for two years it was felt to be entirely appropriate to similarly limit the advertisements.

Members voted against a motion to grant two year temporary advertisement consent.

The Committee subsequently voted in favour of a motion to issue a split decision granting temporary two year consent for the display of the company logo on three freestanding windbreaks, but refusing consent for the proposed to A-Frame advertisements for the following reason:

- The proposed A-Board advertisements, by virtue of their size and prominent location, represent an unacceptable proliferation of signs at the site to the detriment of the visual amenities of the area, in this sensitive High Wycombe Town Centre Conservation Area location. It was therefore considered that the proposal was contrary to policies G25 (Advertisements and Signs) and HE6 (New Development in Conservation Areas and Conservation Area

Character Surveys) of the adopted Wycombe District Local Plan to 2011 (as saved, extended and partly replaced).

RESOLVED: that a split decision be issued granting a temporary two year consent for the three freestanding windbreaks, but refusing consent for the A-Frames for the reason stated above.

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

87 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that on Wednesday 20 January 2016 at 6.00pm in Committee Room 1, Hambledon Land Ltd intended to present their proposals for a residential development and woodland management on part of their site of the former Ski Slope and Dean Garden Wood.

88 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 19 January 2016 in respect of the agenda for the meeting on Wednesday 20 January 2016, the following Members be invited to attend with the relevant local Members:

Councillors: S Graham, A E Hill, D A Johncock, T Lee, N B Marshall, H L McCarthy, Mrs C Oliver, P R Turner and C Whitehead.

89 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	Principal Development Management Officer
Ms S Penney	Principal Development Management Officer
Ms R Steele	Assistant Solicitor
Mr C Steuart	Development Management Team Leader (Major Development and Design)