

Planning Committee Minutes

Date: 18 November 2015

Time: 7.00 - 9.59 pm

PRESENT: Councillor P R Turner (in the Chair)

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

Standing Deputies present: Councillors Ms C J Oliver.

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

LOCAL MEMBERS IN ATTENDANCE

Cllr Mrs L Clarke OBE
Cllr A Collingwood
Cllr T Green
Cllr A Hussain
Cllr S Raja
Cllr R Scott

APPLICATION

15/05059/FUL
15/07417/FUL
15/07400/FUL
15/07400/FUL
15/07400/FUL
15/07417/FUL

OBSERVING

Mrs P Tollitt, WDC Head of Planning & Sustainability

65 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 21 October 2015 be approved as a true record and signed by the Chairman.

66 DECLARATIONS OF INTEREST

There were no declarations of interest.

67 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 update sheet and minutes below.

68 14/08287/FUL - UPPER PADDOCK, LAND OFF HARVEST HILL, HEDSOR, BUCKINGHAMSHIRE

The Committee voted in favour of the motion to defer the application

RESOLVED: that the application be deferred to seek a review of the linear form of the development and the design of the proposed houses.

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

The Committee was addressed by Ms Kubba, spokesperson for Hawks Hill Widmoor Residents Group, in objection and Mr Douglas Bond, the agent on behalf of the applicant.

69 15/05059/FUL - WENDOVER ARMS HOTEL, DESBOROUGH AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2SU

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

RESOLVED: that the application be approved subject to an amendment to condition four to require identification of the car parking spaces.

The Committee was addressed by Councillor Mrs L M Clarke OBE, the local Ward Member.

The Committee was addressed by Mr Barber in objection and Mr Dad, the applicant.

70 15/07400/FUL - 34 BRANDS HILL AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5QA

The Committee voted unanimously in favour of a motion to refuse the application for the following reasons:

In the opinion of the Local Planning Authority the existing level of use of this site was proving unneighbourly and so the proposed material change of use to a 9 bedroom HMO was considered likely to result in an over-intensive use of the site by reason of the following:

1. The increased comings and goings of occupiers, which resulted in noise and disturbance often at irregular times of the day/night depending on the occupiers social patterns.
2. Increased levels of noise and disturbance that would occur as a consequence of the use of external spaces by residents and their guests and bedrooms in the summer months when windows were left open.
3. The transient nature of occupiers, which was at odds with the more settled character of this single household dominated area.

The intensity of use was considered to result in a form of development which was at odds with the existing area to the detriment of its established character and the residential amenities of the neighbouring properties.

As such, the proposal was contrary to policy G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), H15 (Houses in Multiple Occupation) and G15 (Noise) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced).

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

The Committee was addressed by Councillors T Green, A Hussain and S Raja the local Ward Members.

The Committee was addressed by Dr Atkinson in objection.

71 15/07417/FUL - PORTLAND GARDENS, MARLOW, BUCKINGHAMSHIRE.

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

RESOLVED: that the Head of Planning & Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation or other agreement was made to secure the following matters:

- Affordable housing
- On site public open space, including future management and maintenance
- Off-site highway works comprising a review, consultation and implementation of waiting restrictions on Malthouse Way / Barley Way.
- Travel plan, including monitoring payment.
- Management and maintenance of SUDs

or to refuse planning permission if an Obligation or other agreement cannot be secured.

The Committee was addressed by Councillors A Collingwood and N Marshall, the local Ward Members.

The Committee was addressed by Mr Blunkell, Mr Schwartz and Mr Savidge in objection and Mr G Dyer, the applicant.

72 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that on Wednesday 16 December a pre-committee information session was scheduled for 6.00pm in Committee Room 1. Costco intended to present their proposals for a new retail warehouse at Cressex Island, between Next and the YMCA.

73 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 15 December in respect of the agenda for the meeting on Wednesday 16 December, the following Members be invited to attend with the relevant local Members:

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

74 PLANNING COMMITTEE TERMS OF REFERENCE - CONSTITUTION REVIEW

Members noted that as part of the wider review of the Council's Constitution, each Committee was being invited to review its terms of reference.

This Committee's review would feed back into the wider review which was to be reported in its entirety for consideration to the Regulatory and Appeals Committee in early 2016.

The Committee agreed the officer's suggested Terms of Reference.

RESOLVED: that the Regulatory & Appeals Committee be requested to replace the existing terms of reference with the following–

- To determine planning and related applications reserved to Planning Committee in accordance with current legislation, national and local planning policies in force at the time and other material considerations.
- In refusing a planning application, the Committee must ensure that all reasons for refusal are soundly based and capable of being defended by appropriate robust evidence at an appeal such that the Council could not be considered to have acted unreasonably by a Planning Inspector.
- To foster continual improvement by identifying policy issues that could be considered by the Planning Policy Advisory Group (PAG) in its role of advising the Cabinet Member for Planning and Sustainability.

75 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.

76 ANY OTHER BUSINESS

The Chairman and Committee wished their heartfelt thanks be noted to Ms Sabah Siddiq, WDC Principal Planning Solicitor who was leaving the Council in January 2016.

Chairman

The following officers were in attendance at the meeting:

Mrs L Bellinger	Principal Development Management Officer
Mr R Harrison	Principal Development Management Officer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mrs J Ion	Principal Development Management Officer
Mr A Nicholson	Development Manager
Mrs S Siddiq	Principal Solicitor (Planning)