

# Planning Committee Minutes

Date: 17 February 2016

Time: 7.00 - 10.40 pm

**PRESENT:** Councillor P R Turner (in the Chair)

Councillors Mrs J A Adey, S Graham, D A Johncock, A Lee, N B Marshall, H L McCarthy, N J B Teesdale, A Turner, C Whitehead and L Wood.

Standing Deputies present: Councillor Ms C J Oliver.

Apologies for absence were received from Councillors: M Asif, C B Harriss, A E Hill, Mrs G A Jones and Mrs W J Mallen.

## LOCAL MEMBERS IN ATTENDANCE

Cllr Z Ahmed  
Cllr Mrs L M Clarke OBE

Cllr M Clarke  
Cllr R Farmer  
Cllr A R Green

Cllr J A Savage

## APPLICATION

15/07424/FUL  
15/07685/FUL &  
15/08390/FUL  
15/06592/FUL  
15/06592/FUL  
15/06859/FUL &  
15/06860/FUL &  
15/07247/FUL  
15/08227/FUL

## 100 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 20 January 2016 be approved as a true record and signed by the Chairman.

## 101 DECLARATIONS OF INTEREST

There were no declarations of interest.

## 102 15/06592/FUL - HOMEBASE, 300 LONDON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1LJ

Members voted in favour of the motion to approve the application.

**RESOLVED:** that the application be approved.

The Committee was addressed by Councillors R Farmer and M Clarke, the Ward Councillors.

## 103 15/06859/FUL - TERRIERS HOUSE, 201 AMERSHAM ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5AJ

Members voted in favour of the motion that they were minded to Grant the application and that the Head of Planning and Sustainability be given delegated authority to determine the planning application subject to:

- a) Through a planning obligation seek the provision and implementation of the footpath/cycle link; and
- b) Amended plans showing the provision of the footpath/cycle link between plots 4 and 5, rather than 7 and 8 and an amendment to the house design to fill the gap between plots 7 and 8.

It was anticipated that any permission would be subject to the conditions set out in the report and update. Subject to any other changes or additions which were appropriate at the time the application was determined.

Or:

To refuse planning permission if an obligation or other agreement could not be secured.

**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 matters outlined above.

The Committee was addressed by Councillor A R Green, the Ward Councillor.

**104 15/06860/FUL - TERRIERS HOUSE, 201 AMERSHAM ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5AJ**

Members voted in favour of the motion that the Head of Planning and Sustainability be given delegated authority to determine the planning application subject to:

- a) Through a planning obligation seek the provision and implementation of the footpath/cycle link;
- b) Through a planning obligation seek the maintenance of the open space;
- c) Through a Planning Obligation seek affordable housing, as appropriate in the light of the viability assessment currently being undertaken; and
- d) Amended plans showing the provision of the footpath/cycle link between plots 4 and 5, rather than 7 and 8 and an amendment to the house design to fill the gap between plots 7 and 8.

It was anticipated that any permission would be subject to the conditions set out in the report and update. Subject to any other changes or additions which were appropriate at the time the application was determined.

Or

To refuse planning permission if an Obligation or other agreement could not be secured.

**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 matters outlined above.

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

**105 15/07247/FUL - 79 TOTTERIDGE LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 7QA**

Members voted unanimously in favour of the motion to approve the application.

**RESOLVED:** that the application be approved.

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

The Committee was addressed by Dr Nicholas Reidy in objection and Mr Nicholas Payne on behalf of the applicant.

**106 15/07424/FUL - 25 NEW ROAD CLOSE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 4LE**

Members voted in favour of the motion to approve the application subject to the inclusion of an additional condition requiring a dedicated space for bin storage along with soft landscaping to the front of the site.

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

The Committee was addressed by Councillor Z Ahmed, the Ward Councillor.

The Committee was addressed by Mr Bernard Zend in objection and Mrs Watkinson, the applicant.

**107 15/07685/FUL - 301 DESBOROUGH AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2TL**

Members voted unanimously in favour of the motion to refuse the application for the following reasons:

1. In the opinion of the Local Planning Authority the proposed intensification of use would unacceptably alter the established character of this part of Desborough Avenue by virtue of the unacceptable level of noise and disturbance and high levels of comings and goings. The current application by reason of its size would have an unacceptable impact on the intrinsic character of this part of Desborough Avenue which has retained its character as an area where single family dwellings dominate.

Therefore the proposed development would be contrary to policies G3 (General Design), G8 (Detailed Design Guidance and Local Amenity) H18 (Conversions) of the Adopted Wycombe District Local Plan Top 2011 (as saved, extended and partially replaced) as well as policy CS19 (Raising the Quality of Place Shaping

and Design) of the Adopted Core Strategy (July 2008).

2. In the opinion of the Local Planning Authority the proposal represented a cramped form of development that would fail to 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 poor outlook and quality of internal living environment and natural light available to the future occupants of apartment 3 due to the positioning and excavations works required to accommodate the single storey aspect to the rear.
- b) The relationship of the bin store to parked vehicles made it difficult to manoeuvre the bins to allow kerbside collection.
- c) Inadequate provision on site for parking and manoeuvring of vehicles.

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 area.

As such the development failed to comply with Policies G3 (General Design Guidance), G8 (Detailed Design Guidance and Local Amenity), H18 (Conversions) and Appendix 1 (Residential Design Guidance) 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 Mrs L Clarke OBE, the Ward Councillor.

**108 15/08227/FUL - 27 STRAIGHT BIT, FLACKWELL HEATH, BUCKINGHAMSHIRE, HP10 9LT**

Members voted in favour of the motion to refuse the application for the following reasons –

In the opinion of the Local Planning Authority the proposed development, which replaces a single detached dwelling with two substantial detached houses, served by a joint access leading to an extensive hard standing, would represent an overdevelopment of the plot. The houses were excessive in size relative to the constraints of the site being located too close to the rear boundary of the plot with the park. Moreover, the lack of amenity space appropriate to serve dwellings of this size and failure to meet the Council's maximum parking standards, whilst nevertheless employing tandem parking arrangements on an a hard standing so large that it severely limited the opportunities for landscaping to soften the

appearance of the development in the street, were considered to be symptomatic of the overdevelopment of the site.

Accordingly, the proposal would appear cramped and dominated by built form to the detriment of the character and appearance of the locality. As a consequence the proposal was considered to conflict with Policies G3 (General Design Policy), H19 (Residents' Amenity Space and Gardens) and Appendix 1 (Residential Design Guidance) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policy CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy Development Planning Document (Adopted July 2008).

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

The Committee was addressed by Councillor J Savage, the Ward Councillor.

The Committee was addressed by Parish Councillor Mrs Leonard on behalf of Chepping Wycombe Parish Council in objection and Mr M Rowles on behalf of the applicant.

**109 15/08390/FUL - 74 MARLOW ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1TH**

Following a lengthy debate Members voted in favour of the motion to approve temporary conditional permission for two years and limited to the benefit of the operating company only.

**RESOLVED:** that the application be approved for a temporary two-year condition and limited to the benefit of the operating company only.

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

**110 15/07681/FUL - COMPUTER HOUSE, STATION APPROACH, MARLOW, BUCKINGHAMSHIRE, SL7 1TB**

Members unanimously in favour of the motion to approve the application.

**RESOLVED:** that the application be approved.

**111 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION**

Members noted that on Wednesday 16 March 2016 at 6.00pm in Committee Room 1, Bloor Homes, a developer, wished to present their proposals for a housing development in Princes Risborough.

**112 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 15 March in respect of the agenda for the meeting on Wednesday

16 March, 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, N J B Teesdale, A Turner, P R Turner, C Whitehead and L Wood.

### **113 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.

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Chairman

#### **The following officers were in attendance at the meeting:**

Mrs E Crotty	Principal Development Management Officer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mr R Martin	Development Management Team Leader
Ms S Penney	Principal Development Management Officer