

Planning Committee Minutes

Date: 20 January 2016

Time: 7.00 - 8.45 pm

PRESENT: Councillor P R Turner (in the Chair)

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

Standing Deputies present: Councillors Ms C J Oliver.

Apologies for absence were received from Councillors: M Asif and Mrs G A Jones.

LOCAL MEMBERS IN ATTENDANCE

Cllr J Savage

APPLICATION

15/07948/FUL

OBSERVING

Mr I Beck, WDC Planning Officer

90 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 16 December 2015 be approved as a true record and signed by the Chairman.

91 DECLARATIONS OF INTEREST

There were no declarations of interest.

92 15/06700/FUL - LAND OPPOSITE BEECHES FARM, COLSTROPE LANE, HAMBLEDEN, BUCKINGHAMSHIRE

This item was deferred prior to the meeting.

93 15/07521/FUL - THE FOX COUNTRY HOTEL, IBSTONE ROAD, IBSTONE, BUCKINGHAMSHIRE, HP14 3XT

Following a lengthy debate, concerns were raised regarding the displaced on-street car parking that resulted when functions were held at the venue, the potential frequency of these events and whether the proposed development would exacerbate this situation.

Concern was also raised in relation to several proposed car parking spaces which were indicated to be located over underground gas tanks and the practicality of this

was discussed. Members noted that safety matters regarding the LPG installation were controlled under other legislation and the applicant had indicated that they would take appropriate advice from a gas installer regarding any required modification or removal of the gas tanks to allow the car parking spaces to be provided.

The Committee voted in favour of the motion to approve the application subject to a revision to proposed Condition 8 to require the provision of all 29 car parking spaces indicated to be marked out and retained prior to the new development commencing trading.

RESOLVED: that the application be approved, subject to the amendment to condition 8 above

Councillor Whitehead requested it be noted that the Committee had reservations in relation to the proposed car parking arrangements.

The Committee was addressed by Councillor Whitehead, the Ward Councillor.

The Committee was addressed by Ms Kendra Gittus and Parish Councillor R Scott (Ibstone Parish Council) in objection and Mrs I Bogdanova on behalf of the applicant.

94 15/07651/FUL - LAND REAR OF 42 WYCOMBE ROAD, HOLMER GREEN, BUCKINGHAMSHIRE, HP15 6RY

This item was deferred prior to the meeting.

95 15/07948/FUL - 22 SEDGMOOR GARDENS, FLACKWELL HEATH, BUCKINGHAMSHIRE, HP10 9AR

This application was subject to considerable debate by Members.

Concerns were raised in relation to the property which was one of the most altered within the street and was therefore out of character and damaging to the street scene. It would become considerably wider and be of a different scale and bulk to the surrounding more uniform properties. Concern was also raised in relation to the neighbour at 16 Highlea Avenue who had grown vegetation to mitigate a first floor dormer window at the property and that the proposal to infill at first floor level and the rear facing dormer would produce an uncomfortable relationship given it was within the 25m window to window privacy guideline set out in Appendix 1 of the Local Plan, and in terms of outlook and privacy would exacerbate an existing poor situation.

On the balance of the information before them members came to a different view than that recommended by their officers and 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 first floor roof extension and rear facing dormer 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 16 Highlea Avenue, which lies at a lower ground level, and would result in a loss of outlook and privacy.

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) and Appendix 1 (Residential Design Guidance) of the Adopted Local Plan to 2011 (as saved, extended and partially replaced).

- 2 In the opinion of the Local Planning Authority due to its size and bulk the proposed extension, when considered cumulatively with the previous extensions, results in a substantial scale of development which collectively overwhelms the scale of the original bungalow. This results in an incongruous development out of keeping with and detrimental to, the uniformity of the character of existing street scene.

Thus the proposal fails to comply with Policies G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), H17 (Extensions and Other Developments within Residential Curtilages) 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 DPD (Adopted July 2008).

RESOLVED: that the application be refused for the reasons set out above.

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

The Committee was addressed by Ms Julie Wright in objection and Mr Michael Tock on behalf of the applicant.

96 15/07008/OUT - OS PARCEL 9166 BOXER ROAD, LONGWICK, BUCKINGHAMSHIRE

This item was deferred prior to the meeting.

97 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that on Wednesday 17 February 2016 at 6.00pm in Committee Room 1, Housing Solutions Ltd intended to present their proposals for a mixed use scheme including commercial on the ground floor at Collins House (corner of Desborough Road and Bridge Street).

98 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 16 February 2016 in respect of the agenda for the meeting on

Wednesday 17 February 2016, the following Members be invited to attend with the relevant local Members:

Councillors: Mrs J A Adey, 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.

99 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 A Nicholson	Development Manager
Mrs S Nicholson	Principal Development Management Officer