

# Planning Committee Minutes

Date: 1 June 2016

Time: 7.00 - 8.40 pm

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

Councillors Mrs J A Adey, M Asif, Ms A Baughan, S Graham, C B Harriss, A E Hill, D A Johncock, A Lee, H L McCarthy, Ms C J Oliver, N J B Teesdale, A Turner and C Whitehead.

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

## LOCAL MEMBERS IN ATTENDANCE

Cllr A Collingwood

Cllr G Peart

## APPLICATION

16/05102/FUL &  
16/06152/FUL  
16/05305/FUL

## CHAIRMAN'S COMMENTS

The Chairman stated that following the start of the new Municipal Year, Councillor Alan Hill had stepped down as Vice-Chairman. The Chairman wished his thanks to be recorded to Councillor Hill for his dedicated work as Vice-Chairman and looked forward to working with him as a member of the Committee. The Chairman welcomed Councillor Alan Turner as the new Vice-Chairman of the Committee.

The Chairman also wished his thanks to be recorded to Councillor Mrs Wendy Mallen who had stepped down as a full member of the Committee and was now a Standing Deputy and to welcome Councillor Mrs Catherine Oliver as a full member of the Committee.

## 1 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 27 April 2016 be approved as a true record and signed by the Chairman.

**UPDATE: 15/08410/FUL; Wycombe Heights Golf Centre:** The Planning Officer updated the Committee and stated that further to the their decision to refer the application to Regulatory and Appeals Committee, Officers had commissioned a further report from a landscape consultant and proposed that to bring the application back to the Planning Committee on the 29 June to consider the application afresh.

## 2 DECLARATIONS OF INTEREST

There were no declarations of interest.

### **3 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.

#### **4 15/07794/OUT - LAND ADJACENT TO LONGBURROW HALL, PARK LANE, STOKENCHURCH, BUCKINGHAMSHIRE**

This item was withdrawn prior to the meeting.

#### **5 16/05305/FUL - PYECROFT, CHAPEL HILL, SPEEN, BUCKINGHAMSHIRE, HP27 0SP**

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

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

The Committee was addressed by Councillor G Peart, the local Ward Member.

The Committee was addressed by Ms Jane Oury in objection and Mr Matthew Maier on behalf of the applicant.

#### **6 16/05102/FUL - PENDARVES, HIGHFIELD PARK, MARLOW, BUCKINGHAMSHIRE, SL7 2DE**

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 proposal, by reason of its increased height, design and additional bulk was considered to have an adverse impact on the character and appearance of the host property and overbearing and detrimental impact on the character and appearance of the street scene. As such the proposal would be contrary to policies G3 (General Design Policy), H17 (Extensions and Other Developments within Residential Curtilages) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) together with policy CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008). These policies are considered to be consistent with the National Planning Policy Framework.
2. In the opinion of the Local Planning Authority, the scheme by reason of the additional glazing at first floor level was considered to result in an increased level of overlooking towards neighbouring properties, namely Rookery Nook and Meadow View which would result in a significant loss of privacy for the occupiers of these properties. In addition, the enlarged dwelling, by virtue of its increased height and bulk would be unduly dominant and overbearing in appearance to these neighbours. Therefore, the proposal is considered to be an un-neighbourly form of development that would be detrimental to the residential amenities enjoyed by these properties. As such the proposal

would be contrary to policies G8 (Detailed Design Guidance and Residential Amenity), H17 (Extensions and Other Developments within Residential Curtilages) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) together with policy CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008). These policies are considered to be consistent with the National Planning Policy Framework.

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

The Committee was addressed by Councillor A Collingwood, the local Ward Member.

The Committee was addressed by Mr Chris Funnell in objection and Mr Jeremy Evans on behalf of the client.

**7      16/06152/FUL      -      PENDARVES,      HIGHFIELD      PARK,      MARLOW,      BUCKINGHAMSHIRE, SL7 2DE**

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

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

The Committee was addressed by Councillor A Collingwood, the local Ward Member.

The Committee was addressed by Mr Chris Funnell in objection and Mr Jeremy Evans on behalf of the client.

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

Members noted that there was no Pre-Planning Committee training or information session proposed for Wednesday 29 June. The Chairman therefore stated that the next Committee meeting to be held on 29 June would start at 6.30pm, unless something was arranged in the meantime.

**9      APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 28 June 2016 in respect of the agenda for the meeting on Wednesday 29 June 2016, the following Members be invited to attend with the relevant local Members:

Councillors: Mrs J A Adey, Ms A Baughan, S Graham, C B Harriss, A E Hill, D A Johncock, T Lee, H L McCarthy, Mrs C Oliver, N J B Teesdale, A Turner, P R Turner and C Whitehead.

## **10 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 A Ledden	Locum Principal Planning Solicitor
Mr R Martin	Development Management Team Leader