

# Planning Committee Minutes

Date: 27 April 2016

Time: 7.00 - 10.16 pm

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

Councillors Mrs J A Adey, Ms A Baughan, S Graham, A E Hill, 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 and Mrs W J Mallen.

## LOCAL MEMBERS IN ATTENDANCE

Cllr Mrs L Clarke OBE  
Cllr J Savage  
Cllr D Shakespeare  
Cllr Ms K Wood

## APPLICATION

15/08559/FUL  
16/05005/FUL  
15/08410/FUL  
15/05410/FUL

## CHAIRMAN'S INTRODUCTION

The Chairman reported that the Building Control team had won three awards this week and wished it to be recorded the Committee's congratulations to the team.

## 133 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 6 April 2016 be approved as a true record and signed by the Chairman.

## 134 DECLARATIONS OF INTEREST

There were no declarations of interest.

## 135 PLANNING APPLICATIONS

### 136 15/08410/FUL - WYCOMBE HEIGHTS GOLF CENTRE, RAYNERS AVENUE, LOUDWATER, BUCKINGHAMSHIRE, HP10 9SZ

Following a lengthy debate, a vote to approve the proposal was lost.

Under the Council's constitution decisions were reserved to Regulatory & Appeals Committee, and could not therefore be taken by the Planning Committee, if the manner in which the Planning Committee would wish to see the application determined could expose the Council to a substantial risk of incurring, or being

ordered to pay, substantial costs at appeal as a result of being found to have behaved unreasonably.

During the debate it appeared to the “lead” planning officer at that meeting that the Committee was moving towards a decision which might trigger the referral requirements. Before the vote was taken the lead officer advised the Committee of this situation and the reasons why he believed there might be a need to refer the application rather than determine it.

The Committee remained minded to refuse the planning application, due to its impact on the overall character and appearance of the Chilterns AONB, and so their formal resolution was that:

**RESOLVED:** The Committee, being minded to refuse, agreed that the application be deferred to allow the requirement for referral to Regulatory and Appeals Committee to be considered.

The Committee was addressed by Mr David Walsh and Parish Councillor C Dodds, (Chepping Parish Council) in objection and Mr Derek Marlow, on behalf of the applicant.

**137 15/08429/FUL - HERONS REST, HEDSOR ROAD, BOURNE END, BUCKINGHAMSHIRE, SL8 5DP**

The Committee voted unanimously in favour of the motion to approve the application subject to the inclusion of two Planning Informatives to the decision notice, as follows:

1. Encourage the developer to work with the Revive the Wye Partnership in relation to the weir located adjacent to the site.
2. In relation to construction traffic movements.

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

**138 15/08559/FUL - 33 VERNEY AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3ND**

The Committee voted unanimously in favour of the motion to refuse the application for the following reason –

1. The proposed development, by virtue of the height, depth and juxtaposition of the proposed single storey and two storey rear elements, together with the two storey extension previously constructed on the other half of the semi-detached properties, would cumulatively result in an un-neighbourly form of development. It would result in undue loss of light to, and outlook from, the ground floor rear facing window and be dominant and overbearing in appearance from both this rear window and the adjacent patio of 35 Verney Avenue to the detriment of its occupiers. The proposal is thus considered to be contrary to Policies G3 and G8 of the adopted Wycombe District Local

Plan to 2011 (as saved, extended and partly replaced) and Policy CS19 of the Adopted Core Strategy Development Planning Document.

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

The Committee was addressed by Mr Bill Reid in objection and Mr Bob Vlajic on behalf of the applicant.

**139 16/05005/FUL - 2 LITTLE CLOSE, FLACKWELL HEATH, BUCKINGHAMSHIRE, HP10 9LQ**

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

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

The Committee was addressed by Mr M McGeehan and Parish Councillor C Leonard (Chepping Parish Council) in objection and Mrs Claire Derby, the applicant.

**140 16/05116/FUL - MALVERN, 30 PENN ROAD, HAZLEMERE, BUCKINGHAMSHIRE, HP15 7LR**

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

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

The Committee was addressed by Mr Trevor Wood and Parish Councillor M Roberts (Hazlemere Parish Council) in objection.

**141 16/05241/FUL - 207 HUGHENDEN ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5PL**

Councillor P Turner declared an interest in the item and absented himself from the Chair, at which point Councillor A Hill took over the Chair for this item.

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

1. The proposed development, by virtue of the scale and bulk of the building represents an over-intensive use of the site that would be at odds with the form of existing development in the locality. As such the proposal would be detrimental to the character and appearance of the area, failing to enhance the distinctive qualities of this street. The proposal therefore conflicted with Policy G3 and Appendix 1 of the adopted Wycombe District Local Plan to 2011 (as saved, extended and partly replaced) and Policy CS19 of the Adopted Core Strategy Development Planning Document.
2. The main area of communal amenity space provided was situated too close to substantial protected trees which would be over-dominant and cause excessive shading, whilst the private amenity areas on the road frontages would suffer from noise pollution. The proposal would therefore provide a

poor level of amenity for future occupiers and is therefore not in compliance with Policy G8 and Appendix 1 of the adopted Wycombe District Local Plan to 2011 (as saved, extended and partly replaced), Policy CS19 of the Adopted Core Strategy Development Planning Document or core planning principle 4 as set out in paragraph 17 of the National Planning Policy Framework.

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

The Committee was addressed by Mr C Woodman (High Wycombe Society) in objection.

#### **STANDING ORDER 14 - FINISHING TIME OF MEETINGS**

In accordance with Standing Order 14: Finishing time of meetings, the committee voted unanimously in favour of continuing at 22:00.

**RESOLVED:** that the meeting continue beyond 22:00

#### **142 PROPOSED ABBEY BARN SOUTH AND WYCOMBE SUMMIT DEVELOPMENT BRIEF**

Richard White, Principal Development Management Officer introduced the item on the Proposed Abbey Barn South and Wycombe Summit Development Brief. Mr White took the Committee through the slides and the Committee also noted the update pack they had been given. Mr White stated that there was no decision to be made in relation to the presentation as it was purely for their information.

#### **143 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION**

Members noted that on Wednesday 1 June 2016 at 6.00pm on Wednesday 1 June in Committee Room 1 a developer was promoting a residential development of a field to the south of Rose Farm, Longwick.

#### **144 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 31 May in respect of the agenda for the meeting on Wednesday 1 June, 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.

#### **145 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:**

Ms G Davies	Development Management Officer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mrs J Ion	Principal Development Management Officer
Mr R Martin	Development Management Team Leader
Mr A Nicholson	Development Manager
Ms R Steele	Assistant Solicitor
Mr R White	Principal Development Management Officer