

# Planning Committee Minutes

Date: 19 October 2016

Time: 6.30 - 9.11 pm

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

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

Standing Deputies present: Councillors M A Hashmi and S K Raja.

Apologies for absence were received from Councillors: M Asif and L Wood.

## LOCAL MEMBERS IN ATTENDANCE

Cllr Mrs L M Clarke OBE

Cllr R Gaffney

Cllr R Raja

## APPLICATION

16/07244/FUL

16/06481/FUL

16/07141/FUL

## 38 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 24 August 2016 be approved as a true record and signed by the Chairman.

## 39 DECLARATIONS OF INTEREST

**Cllr H McCarthy – 16/06481/FUL:** declared that comments submitted by a fellow ward Councillor had been submitted giving the impression he had predetermined the application but that this was not the case, it was simply a misunderstanding and that these were not his views.

**Cllr M Hashmi – 16/07141/FUL:** declared an interest in the application due to being acquainted with the applicant's family and that he had made representations supporting the application.

## 40 PLANNING APPLICATIONS

**RESOLVED:** that the reports, and update sheet, be received and the recommendations contained in the reports be adopted, subject to any deletions, updates or alterations set out in the minutes below.

## 41 15/06133/FUL - OS PARCEL 3479, MARSH LANE, BISHOPSTONE, BUCKINGHAMSHIRE

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

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

The Committee was addressed by Councillor C B Harris, the local Ward Councillor.

**42 16/06481/FUL - 3-13 HOLMER GREEN ROAD, HAZLEMERE, BUCKINGHAMSHIRE, HP15 7BB**

Members expressed concern that due to viability issues no affordable housing provision was being offered.

Following a tied vote and the Chairman exercising his Casting Vote, the Committee voted in favour of the motion that they were minded to approve the application, but only after a further review of the viability information submitted.

**RESOLVED:** That the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission subject to a review with the Chairman and Vice Chairman of the viability report submitted by the applicant and the independent Viability Report review prepared by the District Valuer

The Committee was addressed by Councillor R Gaffney, the Ward Councillor.

The Committee was addressed by Mrs Alison Llewellyn in objection and Councillor Mrs Milly Roberts on behalf of the Hazlemere Parish Council in objection and Ms Elaine Stratford on behalf of the applicant.

**43 16/07244/FUL - 5 CORNMARKE T, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2BW**

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

In the opinion of the Local Planning Authority the proposed change of use did not fall within one of the uses identified as being appropriate, and would therefore result in the inappropriate introduction of a non-retail use, in a Primary Shopping Frontage of High Wycombe Town Centre. The applicant had failed to justify that the loss of this unit would not be detrimental to the retail function and character of this main retail core. Furthermore it would break up the retail frontage and as such would be detrimental to the viability, vitality and attractiveness of the area. In considering this the Local Planning Authority gave particular regard to the specific nature of a taxi booking office.

The application therefore failed to accord with Policy HWTC5 (Primary Shopping Frontage Zones) of the Adopted Delivery and Site Allocations Plan (July 2013).

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

The Committee was addressed by Councillors Mrs L M Clarke OBE and A E Hill, the local Ward Councillors.

**44 16/07141/FUL - 25 MAYHEW CRESCENT, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6BX**

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

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

The Committee was addressed by Councillor R Raja, the local Ward Councillor.

Councillor M A Hashmi declared an interest in the item as he was acquainted with the applicant's family although had not seen them for several years. Following advice, Councillor Hashmi addressed the Committee as the local Ward Councillor then vacated the Council Chamber for the discussion and voting on the item.

**45 16/07258/FUL - 7-8 QUEENS SQUARE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2BP**

The Committee voted unanimously in favour of the motion to approve the application having noted that the external shutters were no longer part of the application as the applicant had agreed they would be inside the premises rather than outside.

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

The Committee was addressed by Councillor A E Hill, the local Ward Councillor.

**46 16/07259/ADV - 7-8 QUEENS SQUARE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2BP**

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

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

The Committee was addressed by Councillor A E Hill, the local Ward Councillor.

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

The Committee noted that a request had been received from a developer to make a presentation to Members of their proposed development of sites in and around Leigh Street for residential and commercial use. This would take place on Wednesday 16 November 2016 at 18:00 in Committee Room 1.

**48 APPOINTMENT OF MEMBERS FOR SITE VISITS**

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

Wednesday 16 November, the following Members be invited to attend with the relevant local Members:

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

**49 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 S Armstrong	Principal Development Management Officer
Mrs J Caprio	Principal Planning Lawyer
Mrs E Crotty	Principal Development Management Officer
Ms G Davies	Development Management Officer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mr A Nicholson	Development Manager