

Planning Committee Minutes

Date: 24 August 2016

Time: 6.30 - 9.00 pm

PRESENT: Councillor P R Turner (in the Chair)

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

Standing Deputies present: Councillors S K Raja.

Apologies for absence were received from Councillors: Mrs J A Adey and C B Harriss.

LOCAL MEMBERS IN ATTENDANCE

Cllr Mrs J Langley
Cllr J Savage

APPLICATION

14/07504/OUT
15/06045/VCDN

28 MINUTES OF THE PREVIOUS MEETING

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

29 DECLARATIONS OF INTEREST

Cllr Mrs Oliver: declared that the Applicant in Agenda Item 8 was known to her and that notwithstanding this she had come to the Planning Committee meeting with an impartial and open mind and that she would listen to the debate and to officer's advice and that she would take these into account before making her final decision.

30 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.

31 15/06045/VCDN - CARAVAN PARK, 128 HEATH END ROAD, FLACKWELL HEATH, BUCKINGHAMSHIRE, HP10 9EW

After a lengthy debate, the Committee voted in favour of the motion to defer the planning application to consult with the Licensing Authority to ensure that the proposal was capable of being deliverable.

RESOLVED: that the application be deferred for consultation with the Licensing Authority.

The Committee was addressed by Councillors J Savage and D Johncock, the Ward Members.

The Committee was addressed by Ms Chloe Andrew-Jones on behalf of the Flackwell Heath Residents Association and Parish Councillor C Leonard on behalf of Chepping Wycombe Parish Council in objection. .

32 14/07504/OUT - FORMER GLORY MILL, GLORY PARK AVENUE, WOOBURN GREEN, BUCKINGHAMSHIRE, HP10 0DF

The Committee voted in favour of the motion.

RESOLVED: That the Planning Committee agreed with the approach being taken, and that the Head of Planning and Sustainability be given the full support of the Planning Committee; endorses the reasons for refusal as set out in the Statement of Case dated 18 April 2016, and that they authorise the Head of Planning and Sustainability to take whatever actions are deemed necessary in connection with the appeal.

The Committee was addressed by Councillor Mrs Langley, the Ward Member.

33 16/05622/FUL - 5 HUGHENDEN ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5HS

The Committee voted in favour of the motion to refuse the application as set out. In the opinion of the Local Planning Authority, the scheme would fail to provide an acceptable level of amenity for future occupiers of the HMO, by reason of insufficient parking and inadequate private amenity space (with particular reference to the small size and contrived shape). Furthermore it was considered that the scheme failed to incorporate crime prevention design measures to the detriment of the security and safety of future residents.

As a result the proposal was contrary to policies G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), H15 (Houses in Multiple Occupation) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and policies CS19 (Raising the Quality of Place-Shaping and Design) and CS20 (Transport) of the Core Strategy Development Planning Document. These policies were considered to be consistent with the National Planning Policy Framework.

RESOLVED: that the Head of Planning and Sustainability be given delegated authority to refuse Planning Permission for the reasons set out above.

34 16/06314/FUL - LABURNUM COTTAGE, COCKPIT ROAD, GREAT KINGSHILL, BUCKINGHAMSHIRE, HP15 6EU

The Committee voted in favour of the motion to approve the application and agreed that the amenity space for Plot 2 was considered to be of sufficient quality and furthermore the resultant size was not considered to be detrimental or out of keeping with the character and appearance of the surrounding area. The following conditions were also agreed –

- 1 A schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before works on each particular element takes place. This is with the exception of bricks, roof tiles and surfacing materials which shall be as per the details approved under application 15/07877/FUL . For the avoidance of doubt this is Weinberger Antique brick, Marley Ashdown roof tiles and Oxford flat gravel provided this is resin bonded. Thereafter the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To secure a satisfactory external appearance.
- 2 The scheme for parking indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B and C, D, E of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.
Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.
- 4 Prior to the occupation of the development, a landscaping plan shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details in the first available planting season following approval of details. Any plant which dies, becomes diseased or is removed within the first five years shall be replaced with the same, unless otherwise agreed in writing by the local Planning Authority. To clarify, planting to the front of the properties adjacent Cockpit Road shall be no higher than 0.6m in order to aid visibility from the access and the mature boundary hedging surrounding the site shall be retained as far as possible.
Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development.
- 5 Unless otherwise first agreed in writing by the Local Planning Authority there shall be no building-up or increase of the existing ground levels on the site
Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area.
- 6 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day for the residential element.

Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).

- 7 The development hereby permitted shall be built and retained in accordance with the details contained in the planning application hereby approved and plan numbers WDC1, 6534B/16/01, 6534B/16/02, 6534B/16/03, 6534B/16/04, 6534/14/03A, unless the Local Planning Authority otherwise first agrees in writing.

Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

RESOLVED: that the application be approved and that conditional planning permission be granted.

35 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that the next pre-committee training/information session was scheduled for Wednesday 21 September at 6.00pm in Committee Room 1 and that Members would be provided with some refresher planning appeals training.

36 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 20 September 2016 in respect of the agenda for the meeting on Wednesday 21 September 2016, the following Members be invited to attend with the relevant local Members:

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

37 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:

Mr R Harrison	Principal Development Management Officer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Ms T Krykant	Planning Solicitor
Mr A Nicholson	Development Manager