

# Planning Committee Minutes

Date: 14 December 2016

Time: 6.31 - 10.32 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, N B Marshall, H L McCarthy, Ms C J Oliver, N J B Teesdale, A Turner and C Whitehead.

Standing Deputies present: Councillors M Hanif.

Apologies for absence were received from Councillors: Ms A Baughan and L Wood.

## LOCAL MEMBERS IN ATTENDANCE

Councillor Mrs Clarke OBE  
Councillor A Collingwood  
Councillor A Green  
Councillor D Knights  
Councillor R Scott

## APPLICATION

16/05538/FUL  
16/06745/FUL  
16/07194/FUL  
16/06296/FUL  
16/06745/FUL

## 61 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 16 November 2016 be approved as a true record and signed by the Chairman.

## 62 DECLARATIONS OF INTEREST

**Councillor A Hill: 15/05538/FUL** – Councillor Hill explained and confirmed that he still had an open mind following comments he had made and that he would listen to the debate before voting on the item.

## 63 PLANNING APPLICATIONS

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

## 64 16/06375/FUL - LAND TO NORTH & REAR OF THE OLD PIGEONS, THAME ROAD, LONGWICK, BUCKINGHAMSHIRE, HP27 9SU

The Committee were in agreement with the Parish Council's comments which were:

“...recommends refusal of this application as it considers the proposal to be an overdevelopment of the site and has concerns that the dwelling is too large for the size of the plot. The plot does not sit within the building line. The

proposed development is considered to be overbearing to the surrounding properties, particularly those at the rear.”

The Committee therefore voted in favour of the motion that they were minded to refuse the proposed development for the reasons set out, but deferred the application to allow officers to discuss amendments seeking to reduce the height, width and siting on the plot of the proposed dwelling. If such amendments were not possible, refusal of the application for the reasons set out was delegated to the Head of Planning and Sustainability.

**RESOLVED:** to defer the application to allow further negotiations, or if that did not prove possible, to delegate refusal of the application to the Head of Planning & Sustainability for the reasons set out above.

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

The Committee was addressed by Mrs Sarah Warren in objection and Ms Sarah Muspratt, the applicant.

**65 16/06745/FUL - POLICE STATION, DEAN STREET, MARLOW, BUCKINGHAMSHIRE, SL7 3AB**

Following a full debate, the Committee voted in favour of the motion that they were minded to grant permission, subject to completion of a Planning Obligation and that the Head of Planning & Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation was made to secure Affordable Housing (off-site contribution), or to refuse planning permission if an Obligation could not be secured.

**RESOLVED:** that the Committee were minded to grant permission for the reasons stated or to refuse permission for the reasons stated.

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

The Committee was addressed by Mr Matt Langridge and Ms Jeannette Dixon in objection and Mr Chris Geddes, the agent on behalf of the applicant.

**66 16/07194/FUL - LAND ADJACENT 32 QUEEN STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6EZ**

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

1. Whilst the proposed development would provide parking clear of the highway for vehicles associated with its use, the scheme would result in the displacement of existing parking onto the highway on a residential street replete with limited parking availability and was subject to waiting restrictions. The development, if permitted, would therefore be likely to lead to additional on-street parking on the highway to the detriment of public and highway safety

and is contrary to Policy CS20 (Transport and Infrastructure) of the Wycombe Development Framework Core Strategy (adopted July 2008).

2. The proposed dwelling, by virtue of its relative height, depth and juxtaposition to the neighbouring property to the south, would cumulatively result in an un-neighbourly form of development. It would result in an undue loss of outlook from the ground floor rear facing window and the adjacent courtyard amenity area of 30 Queen Street and as a result it would be to the detriment of the amenity of its occupiers. The proposal is thus considered to be contrary to policies G3, G8 and H17 of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policy CS19 of the Wycombe Development Framework Core Strategy DPD (Adopted July 2008).
3. The proposed dwelling, by virtue of its size, layout and design was considered to represent an incongruous feature in the street that would fail to preserve or enhance the character or appearance of the Amersham Hill Conservation Area. The proposal was thus considered to be contrary to policies G3 and HE6 of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policies CS17 and CS19 of the Wycombe Development Framework Core Strategy DPD (Adopted July 2008).

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

The Committee was addressed by Councillor A Green, the Ward Councillor and via a written statement from Councillor S Raja.

The Committee was addressed by Mr David Williams in objection and Mrs Nicola Hodges, the applicant.

**67 16/05538/FUL - 7 & 8 HIGH STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2AZ**

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

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

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

**68 16/06005/FUL - BERRY FARM, MUDDS BANK LAY-BY, WYCOMBE ROAD, STOKENCHURCH, BUCKINGHAMSHIRE**

The Committee voted unanimously in favour of the motion to refuse the application for the reasons outlined in the officer's report.

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

**69 16/06296/FUL - SCHOOL HOUSE, AYLESBURY ROAD, MONKS RISBOROUGH, BUCKINGHAMSHIRE, HP27 9LZ**

Following a lengthy debate, the Committee concluded that the proposed development did constitute inappropriate development in the Green Belt but that Very Special Circumstances existed to justify the approval of this application contrary to the normal application of Green Belt Policy.

The Committee voted in favour of the motion to grant conditional planning permission identifying standard Conditions and an Informative setting out the Very Special Circumstances:

Conditions:

1. Time limit
2. Materials as specified
3. Plans schedule

Informative:

Notwithstanding the cumulative increase in the size of the original dwelling, the Council consider that in this particular case there are very special circumstances relating to this proposal which make it an acceptable form of development in the Green Belt. The application site is surrounded by built form in the form of dwellings fronting Aylesbury Road to the north west; dwellings fronting Peters Lane to the south west; and the large scale unattractive school buildings which abut the entire rear garden of the site to the north east and south east. Given this degree of enclosure and the fact that the extensions are confined to the rear of the dwelling, it is considered that the development proposed under this application would not erode the openness of the Green Belt or conflict with any of the purposes served by its designation as Green Belt land.

**RESOLVED:** that the application be approved as set out above.

The Committee was addressed by Councillors D Knights and A Turner, the Ward Councillors.

**70 STANDING ORDER 14, PARAGRAPH 41**

**RESOLVED:** As the meeting was still sitting at 22:00 hours, the Chairman moved that the meeting continue until the finish of business. Motion carried.

**71 16/06701/FUL - LAND BETWEEN POPHLEYS WOOD AND FOOTPATH 75, CITY ROAD, STOKENCHURCH, BUCKINGHAMSHIRE**

Following some debate, Members concluded that the likely intensity of use of the altered access being proposed was not such that would justify the reason for refusal being recommended by the Highway Authority.

The Committee therefore voted in favour of the motion that they were minded to approve the application and so deferred it to allow it to be considered again at a future meeting and that those who had objected be given the opportunity for public speaking in accordance with the Constitution.

**RESOLVED:** that the application be deferred as set out above.

**72 16/07263/FUL - 55 CASTLE STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6RN**

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

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

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

The Committee noted that a request had been received from developers to make a presentation to Members of their proposed development of Leigh Street, High Wycombe. This presentation was scheduled for Wednesday 18 January 2017 at 6.00pm in Committee Room 1.

**74 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 17 January 2017 in respect of the agenda for the meeting on Wednesday 18 January 2017, the following Members be invited to attend with the relevant local Members:

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

**75 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
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Ms T Krykant	Planning Solicitor
Mr R Martin	Development Management Team Leader
Mr A Nicholson	Development Manager
Mrs S Nicholson	Principal Development Management Officer
Mr C Power	Development Management Team Leader