

Planning Committee Minutes

Date: 16 November 2016

Time: 6.30 - 9.05 pm

PRESENT: Councillor P R Turner (in the Chair)

Councillors Ms A Baughan, S Graham, C B Harriss, 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: Mrs J A Adey, M Asif, H Bull, A E Hill and L Wood.

LOCAL MEMBERS IN ATTENDANCE

Councillor Ms J Wassell
Councillor Ms K Wood

APPLICATION

16/06961/FUL
16/06960/FUL

50 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 19 October 2016 be approved as a true record and signed by the Chairman, subject to noting the following –

- **16/07141/FUL:** Councillor Hashmi clarified that he was not acquainted with the applicants family.

The Minute having been amended, the Chairman signed the Minutes accordingly.

51 DECLARATIONS OF INTEREST

There were no declarations of interest.

52 PLANNING APPLICATIONS

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

53 16/05846/OUTEA - LAND AT PARK MILL FARM, PARK MILL, PRINCES RISBOROUGH, BUCKINGHAMSHIRE

Following a full debate, the Committee unanimously agreed with the Officers recommendation that they were minded to grant conditional permission subject to confirmation of the extent of the odour contour, confirmation that the highway impact can be mitigated and on completion of a Planning Obligation, that the Head

of Planning and Sustainability be given delegated authority to grant Conditional Permission as outlined in the officers report, subject to two amendments as follows:

- (a) Provision on site of 40% of the total bedspaces to be affordable units; flexibility in the percentage of on-site affordable housing provision will be considered subject to the final cost for the provision of the railway underpass.
- (k) Fully fund the provision of a good quality underpass under the Aylesbury railway line.

RESOLVED: that the application be delegated to the Head of Planning and Sustainability to grant Conditional Permission as outlined in the officers report and subject to the two amendments above.

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

The Committee was addressed by Mr Peter Glock in objection.

54 16/06960/FUL - BRENDON, HAMMERSLEY LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP10 8HG

The Committee voted in favour of the motion to approve the application. They noted the Update amendment to paragraph 5.15 of the Officer report which was amended to read "Plot 1 is located approximately 1m from the boundary with Highfield." It was also noted that at paragraph 5.15 the single storey element was 3m not 9m as set out in the report.

RESOLVED: that the application be permitted.

The Committee was addressed by Councillor Ms K Wood, the Ward Councillor.

55 16/06961/FUL - 3 THE PARADE, TOTTERIDGE DRIVE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6UH

After some discussion the Committee voted in favour of the motion to grant a temporary planning permission for 18 months to allow the impact of the use to be fully assessed. Condition 3 was also amended to clarify that the opening hours applied only to the educational use. Amended conditions 1 and 3 set out below:

Condition 1

The use hereby permitted shall be discontinued on or before 16th May 2018.

Reason: It was not considered appropriate to grant a permanent permission for the use until its effect upon the amenities of the locality had been further assessed.

Condition 3

The educational use of the premises hereby approved shall be restricted to the hours of 07:00 to 22:00 Monday to Saturday and 09:00 hours to 22:00 hours on Sundays.

Reason: In order to protect the amenities of occupiers of nearby properties

RESOLVED: that the application be granted temporary permission for a period of 18-months as outlined above.

The Committee was addressed by Councillor Ms Wassell, the Ward Councillor.

56 16/07078/FUL - FLINT COTTAGE, FRIETH HILL, FRIETH, RG9 6PL

This item was deferred prior to the meeting to allow the County Footpaths Officer to be consulted and to address inconsistencies in what was found to be the case on-site and the plans submitted. In particular the red edge site/proposed car parking arrangement appeared to be incompatible.

57 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted that a request had been received from Red Kite to make a presentation to Members of their proposed redevelopment of sites in and around Castlefield. This was scheduled for Wednesday 14 December at 6.00pm in Committee Room 1.

58 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 13 December 2016 in respect of the agenda for the meeting on Wednesday 14 December 2106, the following Members be invited to attend with the relevant local Members:

Councillors: 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 and P R Turner.

59 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.

60 URGENT ITEM

In relation to **16/05053/FUL** –Uplands Conference House and Training Centre, Four Ashes Road, Cryers Hill, HP15 6LB.

Demolition of former coach house block and erection of new two storey building providing 1 x 1-bed, 10 x 2-bed & 2 x 3-bed self-contained flats. Conversion of former Conference Centre buildings including extensions & alterations to provide a terrace of 1 x 2-bed & 2 x 2-bed houses, 1 x 3-bed detached dwelling & 42 x 1,2 & 3-bed flats with reception area/offices/storage to ground & first floor of Central Block (59 dwellings in total). Highway works to Four Ashes Road, to include provision of a footpath beside Four Ashes Road between the site and Cryers Hill, alterations to site access, amendment to parking layout within site, boundary treatment, landscaping & associated ancillary works.

The Chairman updated the Committee in relation to the letter they requested be sent to the County Highways unit requesting that a traffic survey be carried out in Four Ashes Road. The Chairman reported that the response from County Highways had been that they would not carry out a survey as requested. The Chairman asked the Committee's agreement that he forward this response on to the local Ward Councillor in case he wished to take this matter further.

The Committee unanimously agreed this course of action.

Chairman

The following officers were in attendance at the meeting:

Mrs L Bellinger	Principal Development Management Officer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mr A Nicholson	Development Manager
Ms S Penney	Principal Development Management Officer
Mrs S Robinson	Communications Officer
Ms R Steele	Assistant Solicitor
Ms P Tollitt	Head of Planning & Sustainability