

Planning Committee Minutes

Date: 15 February 2017

Time: 6.30 - 9.24 pm

PRESENT: Councillor P R Turner (in the Chair)

Councillors 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 and A Turner.

Standing Deputies present: Councillors M Hanif, Mrs W J Mallen and S K Raja.

Apologies for absence were received from Councillors: Mrs J A Adey, M Asif, C Whitehead and L Wood.

LOCAL MEMBERS IN ATTENDANCE

APPLICATION

Councillor G Hall	16/07810/FUL
Councillor R Farmer	16/07711/FUL
Councillor M Clarke	16/07711/FUL
Councillor Mrs S Adoh	16/07794/OUT
Councillor S Saddique	16/07794/OUT

84 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 18 January 2017 be approved as a true record and signed by the Chairman.

85 DECLARATIONS OF INTEREST

There were no declarations of interest.

86 PLANNING APPLICATIONS

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

87 15/06700/FUL - LAND OPPOSITE BEECHES FARM, COLSTROPE LANE, HAMBLEDEN, BUCKINGHAMSHIRE

Following a full debate, the Committee voted in favour of the motion to refuse the application for the following reasons –

1. In the opinion of the Local Planning Authority, the conversion of the building to create a new dwelling on this site would consolidate the loose-knit pattern of development in the area and fail to lead to an enhancement to its immediate setting to the detriment of its open rural character and appearance. Furthermore the proposed change of use of the land to residential curtilage, by reason of the likely cutting short of the grass, planting of domestic flora and proliferation of residential paraphernalia, was considered to represent an unacceptable domestic intrusion into the Open Countryside and Chilterns Area of Outstanding Natural Beauty. An intrusion of this nature would be detrimental to the natural beauty and landscape quality of the Chilterns Area of Outstanding Natural Beauty (AONB) and to the rural character and appearance of the area in general.

As such, the proposal was considered to be contrary to policies C4 (Extensions of Site Boundaries in the Countryside), C7 (Re-use and Adaptation of Buildings in the Countryside), C10 (Development in the Countryside Beyond the Green Belt) and L1 (The Chilterns Area of Outstanding Natural Beauty) of the adopted Wycombe District Local, together with CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD.

2. The development, by virtue of its location which had only limited access by non-car modes of travel, would fail to maximise sustainable transport options. The absence of adequate infrastructure and the site's remoteness from major built-up areas was such that residents of the proposed development would be likely to be reliant on the use of the private car, contrary to the principles of sustainable development which promote a reduction in travel by the car and giving people a real choice about how they travel. Paragraph 32 of the National Planning Policy Framework stated that decision makers should take account of whether safe and suitable access to the site could be achieved for all people. The site was only practicably accessible by car and so any future occupiers of the proposed dwelling would therefore be heavily reliant on the motor car to access most day to day facilities. As such the site was considered to be located in an unsustainable location where local facilities such as schools and shops could not be easily reached by foot or bus, and any attempt to walk to such facilities or to the nearest bus stop to the application site would be hazardous and the safety of pedestrians compromised as a result of the absence of footpaths and lack of street lighting.

The development would be contrary to policies CS20 (Transport and Infrastructure) of the Adopted Core Strategy DPD and policy DM2 (Transport Requirements of Development Sites) of the Delivery and Site Allocations DPD, and paragraph 55 of the National Planning Policy Framework.

RESOLVED: that the application be refused for the reasons stated above.

The Committee took into account a representation from Councillor C Whitehead, the local Ward Member.

The Committee was addressed by Mr Mike Spink and Parish Councillor Charles Hussey (on behalf of Hambleden Parish Council) in objection and Mr Selwyn Palmer on behalf of the applicant.

88 16/07810/FUL - 2 MEAD ACRE, MONKS RISBOROUGH, BUCKINGHAMSHIRE, HP27 9JN

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

RESOLVED: that the application be permitted.

The Committee was addressed by Councillors G Hall and A Turner, the local Ward Members.

The Committee was also addressed by Mr John Woodfield in objection and Mr Mike Stenton, the applicant.

89 16/07711/FUL - 11 FORD STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1RU

Following a long debate the Committee voted in favour of the motion to approve the application subject to the Conditions as laid in in the main report and noting an amendment to Condition 5 which was amended to read –

“The opening hours shall be restricted to the hours of 0800 to 2000 in any given day.

Reason: in the interests of the amenity and privacy of the nearby residential properties and highway safety.”

RESOLVED: that the application be approved subject to the Conditions as laid out in the main report and the amendment of Condition 5.

The Committee was addressed by Councillors M Clarke and R Farmer, the local Ward Members.

90 16/07794/OUT - LAND ADJACENT LONGBURROW HALL, PARK LANE, STOKENCHURCH, BUCKINGHAMSHIRE

The Committee voted in favour of the motion that they were Minded to grant permission and delegated approval to the Head of Planning and Sustainability subject to confirmation from the Highway Authority that they had no objections with particular regard to the pinch point in the lane and completion of a Planning Obligation.

RESOLVED: that determination of the application be delegated to the Head of Planning and Sustainability for the reasons stated above.

The Committee was addressed by Councillors Mrs S Adoh and S Saddique.

The Committee was also addressed by Parish Councillor Andy Preece (on behalf of Stokenchurch Parish Council) in objection and Mr David Parker on behalf of the applicant.

91 16/08207/FUL - THE CLOCK HOUSE, FROGMOOR, HIGH WYCOMBE, HP13 5DL

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 Hill, the Ward Member.

92 16/08208/FUL - THE CLOCK HOUSE, FROGMOOR, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5DL

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

RESOLVED: that the application be approved.

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

93 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted that since the agenda was published a request has been received from the Red Kite Housing Association to present development proposals for two sites in Castlefield, in Chairborough Road and Pettifer Way.

94 DELEGATED ACTION TAKEN BY ENFORCEMENT TEAM

95 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 7 March in respect of the agenda for the meeting on Wednesday 8 March, the following Members be invited to attend with the relevant local Members:

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

Chairman

The following officers were in attendance at the meeting:

Ms G Davies
Mrs L Hornby

Development Management Officer
Senior Democratic Services Officer

Mr A Nicholson	Development Manager
Ms S Penney	Principal Development Management Officer
Mr C Power	Development Management Team Leader
Mrs R Shanmuganathan	Principal Technical Officer
Ms R Steele	Assistant Solicitor
Mr S Wilkinson	Technical Officer