

Planning Committee Minutes

Date: 8 March 2017

Time: 6.30 - 8.43 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 S K Raja.

Apologies for absence were received from Councillors: L Wood.

LOCAL MEMBERS IN ATTENDANCE

APPLICATION

Councillor S Broadbent

16/08263/FUL &

16/08264/FUL

Councillor Mrs L Clarke OBE

16/08035/FUL

Councillor I McEnnis

15/08478/FUL

Councillor Mrs J Teesdale

15/08478/FUL

Councillor D Watson

16/08109/FUL

96 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 15 February 2017 be approved as a true record and signed by the Chairman.

97 DECLARATIONS OF INTEREST

There were no declarations of interest.

98 PLANNING APPLICATIONS

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

99 16/08035/FUL - LAND ADJACENT 82 DAWS HILL LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE

The Committee voted in favour of the motion to defer the application to allow officers time to commission an independent report for specific on-site monitoring to obtain accurate data in respect of air quality.

RESOLVED: that the application be deferred for site specific monitoring to be undertaken for accurate data.

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

100 16/08109/FUL - WELL END LODGE, CHAPMAN LANE, BOURNE END, BUCKINGHAMSHIRE, SL8 5PA

The Committee voted in favour of the motion to approve the application and noted the update sheet accordingly.

RESOLVED: that the application be approved.

The Committee was addressed by Councillor D Watson, the Ward Member.

The Committee was addressed by Mr Mike Morrissey in objection and Mr Ian Slater, the agent on behalf of the applicant.

101 16/08263/FUL - WILLOW VIEW, WINDMILL LANE, WIDMER END, HP15 6AU

The Committee voted unanimously in favour of refusing the application for the following reasons –

1. In the opinion of the Local Planning Authority, the proposed outbuilding was not considered to be reasonably necessary for its purpose due to the excessive size of the building relative to the size of the dwelling which it served. Whilst information had been submitted as to the equipment to be stored within the outbuilding, no plan had been submitted identifying how the equipment would be placed within the building. The proposed development was therefore considered disproportionate to the size of the original dwelling by virtue of its scale and location. In addition the cumulative impact of the outbuildings and raising of the land would constitute an erosion into the open character of the Green Belt and Area of Outstanding Natural Beauty (AONB). Therefore in the absence of any other material considerations, the proposal represented an inappropriate form of development which would erode the open and rural character of the Green Belt and Chilterns Area of Outstanding Natural Beauty. Moreover, given its encroachment in to the open countryside the proposal was considered to harm the visual amenities of this part of the Chilterns Area of Outstanding Natural Beauty.

As such the development would conflict with Policies GB2 (Development in the Green Belt), GB7 (Detached Outbuildings) L1 (The Chilterns Area of Outstanding Natural Beauty) and HE6 (New Development in Conservation Areas) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policies CS9 (Green Belt), CS17 (Environmental Assets) and CS19 Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008).

2. In the opinion of the Local Planning Authority, it was considered that the proposed development would result in an un-neighbourly form of development by virtue of the proximity to the boundary of Inglenooks. It would result in undue loss of outlook from the rear of Inglenooks and be dominant and overbearing in appearance to the detriment of its occupiers. The proposal is thus considered to be contrary to Policies G3 and G8 of the adopted Wycombe District Local Plan to 2011 (as saved, extended and partly replaced)

and Policy CS19 of the Adopted Core Strategy Development Planning Document.

RESOLVED: that the application be refused

The Committee was addressed by Councillor S Broadbent, the Ward Member.

The Committee was addressed by Dr Derrick in objection and Mr Mark Newman, the applicant.

102 16/08264/FUL - WILLOW VIEW, WINDMILL LANE, WIDMER END, BUCKINGHAMSHIRE, HP15 6AU

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 outbuilding was not considered to be reasonably necessary for its purpose due to the excessive size of the building relative to the size of the dwelling which it served. No information had been submitted to justify the size of the building and accommodation applied for. The proposed development was therefore considered disproportionate to the size of the original dwelling by virtue of its scale and location. In addition the cumulative impact of the outbuildings would constitute an erosion into the open character of the Green Belt and AONB. Therefore in the absence of any other material considerations, the proposal represented an inappropriate form of development which would erode the open and rural character of the Green Belt and Chilterns Area of Outstanding Natural Beauty. Moreover, given its encroachment in to the open countryside the proposal is considered to harm the visual amenities of this part of the Chilterns Area of Outstanding Natural Beauty.

As such the development would conflict with Policies GB2 (Development in the Green Belt), GB7 (Detached Outbuildings), L1 (The Chilterns Area of Outstanding Natural Beauty) and HE6 (New Development in Conservation Areas) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policies CS9 (Green Belt), CS17 (Environmental Assets) and CS19 Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008).

103 15/08478/FUL - THE OLD SHIP, MARLOW ROAD, CADMORE END, BUCKINGHAMSHIRE, HP14 3PN

The Committee voted in favour of the motion to approve the application. The Committee considered that notwithstanding the impact of the car park on the Green Belt and Chilterns AONB, its provision would enable the provision of a community facility and that this amounted to very special circumstances sufficient to justify the proposal.

RESOLVED: that the application be approved.

The Committee was addressed by Councillors Mrs J Teesdale and I McEnnis, the Ward Members.

104 WITHDRAWN: 16/07715/FUL - THE YEW TREE, FRIETH HILL, FRIETH, BUCKINGHAMSHIRE, RG9 6PJ

This application was withdrawn by Officers prior to the meeting and therefore was not debated.

105 WITHDRAWN: 16/07958/FUL - LAND ADJOINING SADDLEBACK BARN, CHADWELL HILL FARM, LOWER ICKNIELD WAY, LONGWICK, BUCKINGHAMSHIRE

This application was withdrawn by the applicant prior to the meeting and therefore was not debated.

106 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted that there was no information or training session scheduled on 5 April 2017 and it was agreed that the next Committee meeting would commence at 6.30pm unless a request was received in the meantime.

107 DELEGATED ACTION TAKEN BY ENFORCEMENT TEAM

Noted.

108 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 4 April 2017 in respect of the agenda for the meeting on Wednesday 5 April 2017, 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, P R Turner and C Whitehead.

Chairman

The following officers were in attendance at the meeting:

Mr C Griffin	Technical Officer, Control of Pollution Unit
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
Mrs S Nicholson	Principal Development Management Officer
Ms S Penney	Principal Development Management Officer