

Planning Committee Minutes

Date: 31 May 2017

Time: 6.30 - 10.06 pm

PRESENT: Councillor P R Turner (in the Chair)

Councillors Mrs J A Adey, M Asif, 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, S K Raja, N J B Teesdale, A Turner and C Whitehead.

LOCAL MEMBERS IN ATTENDANCE

Cllr S Broadbent
Cllr D J Carroll
Cllr A D Collingwood
Cllr M Hussain
Cllr B Pearce
Cllr L Wood

APPLICATION

17/05464/FUL
17/05464/FUL
16/08502/FUL
17/05169/FUL
16/05216/FUL
17/05406/FUL

OBSERVING

Charles Brocklehurst – Major Projects & Estates Executive, WDC.
Jackie Sabatini – Development Management Officer, WDC.
Sarah White – Senior Development Management Officer, WDC.

1 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 26 April 2017 be approved as a true record and signed by the Chairman.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 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.

4 16/05216/FUL - SITE OF FORMER PARK AND RIDE FACILITY, CREST ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE

After a lengthy debate the Committee voted first on the motion to defer the application pending an independent traffic flow review. This motion was defeated.

The Committee then voted in favour of the motion that they were minded to grant permission subject to completion of a Planning Obligation and subject to the amendments to Conditions 4, 8 and 15 as set out in the Update Sheet.

RESOLVED: that the Committee were minded to grant permission subject to completion of a Planning Obligation.

The Committee was addressed by Councillor B Pearce, the local Ward Member.

The Committee was addressed by Mr Chris Woodman (High Wycombe Society) and Mr Ron Symington in objection and Mr Ian Dix (Vectos) and Mr James Cheesemore (Costco) the agent and applicant respectively.

5 16/08400/FUL - THE SQUIRREL, SQUIRREL LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 4RZ

The application was withdrawn from the agenda by Officers prior to the meeting.

6 16/08502/FUL - LAND REAR OF 28-32 HILLSIDE ROAD, MARLOW, BUCKINGHAMSHIRE, SL7 3JZ

The Committee voted in favour of the motion to approve the application subject to an amendment of Condition 8 to read:

“The development hereby permitted shall not be occupied before a 1.8 metres high close boarded fence has been erected on the easy, south and west boundaries of the site.

Reason: To provide a satisfactory form of development and prevent overlooking to neighbouring properties in the interest of the residential amenity of the occupiers of those properties.”

RESOLVED: that the application be approved.

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

The Committee was addressed by Mr Ian Benfell in objection and Mr Russell East, the applicant.

7 17/05169/FUL - 30 & 30A MARLOW ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1TB

The Committee voted first on the motion to refuse the application for reasons of size, bulk and mass. The motion was defeated.

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

RESOLVED: that the application be approved.

The Committee was addressed by Councillor M Hussain, the local Ward Member.

The Committee was by Mr Terence Daley in objection and Mr Amir Hussain on behalf of the applicant.

8 17/05464/FUL - FLINT COTTAGE, BRYANTS BOTTOM ROAD, BRYANTS BOTTOM, BUCKINGHAMSHIRE, HP16 0JU

The Committee voted in favour of the motion to refuse the application, contrary to the officer's recommendation, for the following reason:

In the opinion of the Local Planning Authority, the proposed extension by reason of its size, scale, mass and proximity to the boundary would result in a disproportionate addition over and above the original dwelling. The proposed extension, due to the resultant mass of the building, would have an adverse effect on the character and appearance of the street scene and would detract from the openness and rural amenities of the Green Belt. Furthermore, by virtue of its mass, scale and proximity to the boundary, the development would detract from the special landscape qualities and scenic beauty of this part of the Chilterns Area of Outstanding Natural Beauty. As such, the proposed development was contrary to Policies G3, H17, GB2, GB6 and L1 of the Adopted Wycombe District Local Plan (as saved, extended and partially replaced) and policies CS19 and CS17 of the adopted Wycombe District Framework Core Strategy Development Plan Document.

RESOLVED: that the application be refused.

The Committee was addressed by Councillors S Broadbent and D Carroll, the local Ward Members.

9 16/08231/FUL - LAND AT OS PARCEL 9284 STUDRIDGE LANE, SPEEN, BUCKINGHAMSHIRE

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

RESOLVED: that the application be refused.

The Chairman read out a representation from Councillor G Peart, the local Ward Member.

10 17/05406/FUL - 16 BAY TREE CLOSE, LOUDWATER, BUCKINGHAMSHIRE, HP11 1JN

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

RESOLVED: that the application be refused.

The Committee was addressed by Councillor L Wood, the local Ward Member.

11 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted that there was no information or training session scheduled on 28 June 2017 and it was agreed that the next Committee meeting would commence at 6.30pm unless a request was received in the meantime.

A request for Bucks County Highways Authority to do a presentation was raised and it was agreed this would be put forward.

12 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.

13 DELEGATED ACTION UNDERTAKEN BY PLANNING ENFORCEMENT TEAM

Members noted the Delegated Action undertaken by the Planning Enforcement team.

A query was raised in relation to 14/00488/MS, Blue Hills, Ibstone Road, HP14 3XT. Officer's commented that they would follow up with an update following the meeting.

14 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 27 June 2017 in respect of the agenda for the meeting on Wednesday 28 June 2017, the following Members be invited to attend with the relevant local Members:

Councillors: Mrs J A Adey, Ms A Baughan, C B Harriss, A E Hill, D A Johncock, 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:

Mrs J Caprio	Principal Planning Lawyer
Mr R Harrison	Principal Development Management Officer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mr R Martin	Development Management Team Leader
Mr P Miller	Technical Officer
Mr C Power	Development Management Team Leader