

Planning Committee Minutes

Date: 23 August 2017

Time: 7.02 - 9.09 pm

PRESENT: Councillor P R Turner (in the Chair)

Councillors Mrs J A Adey, M Asif, Ms A Baughan, S Graham, 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 and A Turner.

Standing Deputies present: Councillors Mrs W J Mallen.

Apologies for absence were received from Councillors: C B Harriss and C Whitehead.

LOCAL MEMBERS IN ATTENDANCE

Councillor J A Savage
Councillor D M Watson

APPLICATION

17/05274/FUL
17/05274/FUL

33 MINUTES OF THE PREVIOUS MEETING

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

34 DECLARATIONS OF INTEREST

There were no declarations of interest.

35 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.

36 16/08400/FUL - THE SQUIRREL, SQUIRREL LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 4RZ

Following a tied vote and the Chairman exercising his Casting Vote, the Committee voted in favour of the motion to delegate authority to the Head of Planning and Sustainability to refuse the application for the following reasons:

- Impact on existing and proposed residents.
- The proposed loss of land allocated as a community facility, in this instance the loss and residential redevelopment of an area of pub garden and parking area, would be likely to prejudice the long term viability of the public house which was currently a valuable local community facility.
- Overdevelopment and impact on the character of the area. .

RESOLVED: that delegated authority be given to the Head of Planning and Sustainability to refuse the application based on the above reasons.

The Chairman explained that Councillor B Pearce was unable to attend the meeting but that he wished his written submission to be taken into account.

The Committee was addressed by Mr Tim Speechley in objection and Mr Nick Bowden, the agent on behalf of the applicant.

37 17/05274/FUL - THE KINGS HEAD, CHURCH ROAD, LITTLE MARLOW, BUCKINGHAMSHIRE, SL7 3RZ

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

In the opinion of the Local Planning Authority, the proposal, by virtue of the limited number of parking spaces available for this premises, together with the configuration of these spaces, was considered to provide inadequate parking for the size of development proposed taking into account its unsustainable location and the reliance of the business to attract customers from outside the immediate locality. There was nowhere for displaced parking to be readily accommodated nearby and accordingly the proposal would lead to the loss of residential amenity and inconvenience for users of the highway. As such the development was contrary to Policies G8 (Detailed Design Guidance and Local Amenity) and T2 (On-Site Parking and Servicing) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced); and Policies CS19 (Raising the Quality of Place-Shaping and Design) and CS20 (Transport and Infrastructure) of the Adopted Core Strategy Development Planning Document.

RESOLVED: that the application be refused for the above reason.

The Committee was addressed by Councillors J Savage and D Watson, the local Ward Members.

The Committee was addressed by Mr William Northcroft on behalf of Little Marlow Residents Association and Parish Councillor P Emmett on behalf of Little Marlow Parish Council in objection and Mr Paul van Zijl, the agent on behalf of the applicant.

38 17/05526/FUL - CHILTERN MANOR, NORTHERN HEIGHTS, BOURNE END, BUCKINGHAMSHIRE, SL9 5LE

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

In the opinion of the Local Planning Authority the proposed development by reason of its increased footprint, bulk and siting closer to the northern and western boundaries than that approved, would result in an unacceptable impact on the pleasant semi-rural character of the area and residential amenity. The proposed extensions would be sited 2.5m closer to the northern and western boundaries. This, coupled with the change in ground levels, would have a dominant and overbearing impact on the adjacent occupiers. Therefore the proposed development would be contrary to policies G8 (Detailed Design Guidance and Local Amenity) of the Adopted Wycombe District Local Plan To 2011 (as saved, extended and partially replaced) and policy CS19 (Raising the Quality of place Shaping and Design) of the Adopted Core Strategy DPD.

RESOLVED: that the application be refused for the above reason.

The Committee was addressed by Mrs Katherine Nash in objection and Mr Bob Berry, the agent on behalf of the applicant.

39 16/08035/FUL - LAND ADJACENT 82 DAWS HILL LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1PU

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

RESOLVED: that the application be approved.

40 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted that a request had been received from Bloor Homes to make a presentation regarding a proposal in Princes Risborough. This presentation would be held on Wednesday 20 September 2017 at 6.00pm in Committee Room 1.

41 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 19 September 2017 in respect of the agenda for the meeting on Wednesday 20 September 2017, the following Members be invited to attend with the relevant local Members:

Councillors: Mrs J A Adey, Ms A Baughan, S Graham, A E Hill, D A Johncock, T Lee, H L McCarthy, Mrs C Oliver, N J B Teesdale, A Turner and P R Turner.

42 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.

43 DELEGATED ACTION UNDERTAKEN BY PLANNING ENFORCEMENT TEAM

The Delegated Actions undertaken by the Planning Enforcement Team were noted.

Chairman

The following officers were in attendance at the meeting:

Mr K Asif	Technical Planning Officer
Mr K Buckthorpe	Technical Planning Assistant
Mrs J Caprio	Principal Planning Lawyer
Mrs L Hornby	Senior Democratic Services Officer
Mr R Martin	Development Management Team Leader
Mr A Nicholson	Development Manager

Ms S Penney
Mr J Smith

Principal Development Management Officer
Divisional Environmental Health Officer (Control of
Pollution)