

# **Planning Committee Minutes**

Date: 28 June 2017

Time: 6.30 - 10.00 pm

**PRESENT:** Councillor P R Turner (in the Chair)

Councillors M Asif, Ms A Baughan, C B Harriss, D A Johncock, A Lee, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale, A Turner and C Whitehead.

Standing Deputies present: Councillors M Hashmi, A Hussain and Mrs W J Mallen.

Apologies for absence were received from Councillors: Mrs J A Adey, S Graham, A E Hill and N B Marshall

# LOCAL MEMBERS IN ATTENDANCE

Councillor r Gaffney

APPLICATION 17/05616/FUL

# **MEMBERS ALSO IN ATTENDANCE**

Councillor R Raja Councillor M Hanif Councillor M Hussain Councillor Z Ahmed Councillor G Peart

# 15 MINUTES OF THE PREVIOUS MEETING

**RESOLVED**: That the minutes of the Planning Committee meeting held on 31 May 2017 be approved as a true record and signed by the Chairman.

# 16 DECLARATIONS OF INTEREST

Councillor M Asif declared an interest in item 6 as an attendee of the Townfield House Mosque.

Councillor S Raja declared an interest in item 6 as an attendee of the Townfield House Mosque.

Councillor M Hashmi declared an interest in item 6 as an attendee of the Townfield House Mosque.

Councillor A Hussain declared an interest in item 6 as an attendee of the Townfield House Mosque.

Councillor Ms C Oliver declared an interest in item 7. Councillor Ms Oliver confirmed that she had sat as the Chairman of the Hazlemere Parish Council Planning Committee at the time this application had been considered by the Parish Council. Councillor Ms Oliver confirmed that at that time the planning officer's report had not been available and she would be considering the application anew based on the facts provided at Planning Committee.

All Councillors remained in the chamber throughout the discussions.

#### 17 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.

#### 18 17/05089/FUL - THE OLD POST OFFICE, DOWNLEY, BUCKINGHAMSHIRE, HP13 5XJ

The Chairman, Councillor P Turner stepped down as Chairman for the item to speak as Ward Councillor. The Vice-Chairman Councillor A Turner sat as Chairman for the item.

The Committee voted in favour of the motion to approve the application subject to the conditions being amended as appropriate to ensure approval of materials and improved landscaping and in particular substantial landscaping to the boundary and possibly railings to replace the timber fence.

**RESOLVED:** that the application be approved.

The Committee was addressed by Councillor P Turner and Councillor Mrs Mallen, the local Ward Members.

The Committee was address by Cllr Carole Burslem (Downley Parish Council) in objection and Ms Amanda Walker (DP Architects) the agent.

# 19 17/05367/FUL - TOWNFIELD HOUSE, 34-36 TOTTERIDGE ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6EB

The Committee voted in favour of the motion to approve the application subject to the addition of an informative stating:

In considering this application the Council is aware that many concerns have been expressed about inconsiderate parking and waiting of vehicles potentially causing safety and inconvenience for the users of Totteridge Road. The applicant is thus requested to display signage at the Totteridge Road frontage of the site requesting that any visitors to the premises who are dropping off or collecting people using the facility do so from Townfield Road at the rear of the site using the rear entrance to the building and that no vehicles should park or wait on Totteridge Road **RESOLVED:** that the application be approved.

The Committee was addressed by Councillor A Hussain, and Cllr Sarfaraz Raja as local Ward Members.

The Committee was addressed by Mrs Doris Zajer (Neighbour) in objection and Mr Martin Crook (MSC Planning) the on behalf of the applicant.

It was noted that Councillor A Hussain departed meeting after the item was concluded.

#### 20 17/05616/FUL - 48 COPES SHROVES, HAZLEMERE, BUCKINGHAMSHIRE, HP15 7AH

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 new dwelling represents a cramped form of development that would fail to achieve a high standard of design and layout. The proposal would appear visually intrusive and fail to preserve or enhance the character and appearance of the area. Symptomatic of this is considered to be:

- a) The loss of the gap maintained between the side of No. 48 Copes Shroves and the properties to the west which gives and open and spacious feeling; such gaps at the end of rows of development are an integral part of the design of the estate.
- b) An unacceptable detrimental impact on the amenities of the occupiers of 45 and 46 Copes Shroves as the proposed dwelling by reason of its proximity to the flank boundary would appear dominant and overbearing, and is considered as an unneighbourly form of development.
- c) The introduction of a bin store forward of the building line to serve No. 48 as rear access would no longer be possible, and the loss of the existing planted garden to create a hard surfaced car parking area.

As a result the proposal is considered to represent a level of intensification which would result in an incongruous development, out of keeping with the character and appearance of the area.

As such the proposal would be contrary to Policies G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), H19 (Residents Amenity Space and Gardens), and Appendix 1 of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced), together with Policies CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008). These policies are considered to be consistent with the National Planning Policy Framework.

**RESOLVED:** that the application be refused.

The Committee was addressed by Councillor H McCarthy and Councillor R Gaffney, the local Ward Members.

The committee was addressed by Mr David Howells (spokesperson) in objection and Mr Batia Gourin (applicant).

#### 21 17/06128/FUL - LAND BETWEEN POPHLEYS WOOD AND FOOTPATH 75, CITY ROAD, STOKENCHURCH, BUCKINGHAMSHIRE

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

**RESOLVED:** that the application be approved.

The Committee was addressed by Dr Y Spittles in objection.

#### 22 15/08511/FUL - THE WALNUT TREE, ROUNDHOUSE LANE, FAWLEY, BUCKINGHAMSHIRE, RG9 6JE

After a lengthy discussion the Committee discussed a motion to defer the application to allow for changes be made to the application regarding the housing design. However this motion was withdrawn following information received from the Planning Development Manager.

The Committee then voted in favour of the motion to delegate the approval of the application to the Head of Planning to allow relevant planning conditions to be drafted.

In weighing and balancing the issues before them members noted that they are entitled to reach a different view to that of their officers. In this instance they gave less weight to the impact on the Chilterns AONB, the design and layout deficiencies highlighted and the potential impact on residential amenities and very significant weight to the provision of a community facility in the form of the public house being proposed.

**RESOLVED:** that delegated authority be given to the Head of Planning to approve the application.

#### 23 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted that there were no information or training session scheduled on Wednesday 26 July 2017. The Chairman therefore proposed a Training Session to clarify the role of the members on the Committee.

# 24 DELEGATED ACTION UNDERTAKEN BY PLANNING ENFORCEMENT TEAM

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

It was noted that for future Committee meetings the format of the report would be amended to include more relevant detailed information.

### 25 APPOINTMENT OF MEMBERS FOR SITE VISITS

**RESOLVED**: That in the event that it was necessary to arrange site visits on Tuesday 22 August 2017 in respect of the agenda for the meeting on Wednesday 23 August 2017, the following Members be invited to attend with the relevant local Members:

Councillors: Ms A Baughan, C B Harriss, D A Johncock, T Lee, H L McCarthy, S K Raja, N J B Teesdale, A Turner, P R Turner and C Whitehead.

Chairman

#### The following officers were in attendance at the meeting:

- Jenny Caprio
- Principal Planning Lawyer
- Jemma Durkan Georgina Hastings Ray Martin Alastair Nicholson Sarah Nicholson
- Technical Planning Assistant

- Senior Democratic Services Officer

- Development Management Team Leader
- nolson Development Manager
  - Principal Development Management Officer