

# Planning Committee Minutes

Date: 20 November 2013

Time: 7.00 - 10.10 pm

**PRESENT:** Councillor A Hill (in the Chair)

Councillors Mrs J A Adey, C B Harriss, A E Hill, H L McCarthy, I L McEnnis, Mrs D V E Morgan, B R Pollock JP, Mrs J E Teesdale, A Turner and P R Turner, I Bates, A Slater and Ms K S Wood

Apologies for absence were received from Councillors C A Ditta, S Graham, D A Johncock, N B Marshall and R Metcalfe

## LOCAL MEMBERS IN ATTENDANCE

## APPLICATION

Councillor M Hussain JP

13/05799/FULEA

## 65 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 23 October 2013 be approved as a true record and signed by the Chairman.

## 66 DECLARATIONS OF INTEREST

There were no declarations of interest.

## 67 13/05046/FUL - LAND ADJACENT TO FORMOSO, KILN LANE, BOURNE END, BUCKINGHAMSHIRE

Members voted in favour of a motion to refuse the application on the grounds that the effect of construction traffic, and subsequent residential traffic, on Grassy Lane would be such that it would be detrimental to the of the distinctive rural character and appearance of the lane, and an urbanising feature, contrary to Policy C16.

Under the Council's constitution some planning decisions were reserved to the Regulatory & Appeals Committee, and could not therefore be taken by the Planning Committee. In this instance the Lead Officer, in consultation with the Chairman, advised that they were concerned that the reason for refusal being proposed would be robust enough to withstand the scrutiny of an appeal and instigated the referral procedure to the Regulatory & Appeals Committee.

**RESOLVED:** that the application be referred to the Regulatory and Appeals Committee with the recommendation the committee were minded that the application be refused.

The Committee was addressed by Dr Christine Havelock in objection and Mr Robert Overall, the applicant.

**68 13/05799/FULEA - FORMER RAF AT DAWS HILL, DAWS HILL LANE, HIGH WYCOMBE, HP11 1PZ**

Members noted that since the September committee meeting the Environment Agency had confirmed their acceptance of the Thames Water assessment that there was sufficient capacity at the Little Marlow Sewage Treatment Works and therefore the proposal accorded with the relevant policies.

During the discussion concern was raised, as it had been in September, in relation to the numbers of trees that were scheduled to be removed – particularly quality TPO'd trees. Members were informed that some discussion had taken place since September and the original number of trees to be removed had been reduced, although only by about eight. Members noted that the new tree planting would consist of a mixture of native and non-native trees.

Highway issues were also discussed and a Buckinghamshire County Council Highway Officer explained their assessment process and conclusions.

After a lengthy debate Members voted in favour of the motion to approve the item subject to the recommendation as set out in the main report. This included that permission be granted subject to the completion of a Planning Obligation or other agreement and that the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission with the conditions provided that:

Firstly the flowing matters are resolved to his or her satisfaction in consultation with the Chairman of Planning Committee;

1. The final report of the District Valuer on viability.
2. A refined hard and soft landscaping and tree planting and tree protection strategy (some details may be referred to condition).
3. A legal agreement to guarantee the offered proportion of affordable housing.
4. The detailed design of plots 317 and 318.
5. The provision and detailed design of, balconies and terraces to the apartments (some details may be deferred to condition).

Secondly, the following matters are secured via a Planning Obligation:

1. The provision of:
  - a. Affordable Housing at the maximum level shown to be viable and not less than 25% of bedspaces
  - b. Land for the construction of one form entry primary school
  - c. Land and buildings for community uses
  - d. Public open space

2. A commensurate contribution to the provision of:
  - a. The Daws Hill to Handy Cross Transport Link
  - b. Improved foot and cycle routes via Keep Hill Wood to the Rye
  - c. The construction of one form entry primary school on the site
  - d. Future maintenance of open spaces
  - e. Seed funding for community uses
3. Provision for the dedication of key routes as public rights of way
4. Phasing requirements relating to:
  - a. Construction access to the future school site
  - b. Access for buses during the construction phase
  - c. An interim arrangements for play space during the contribution phase
  - d. Phasing of affordable housing delivery
  - e. Phasing of employment floorspace delivery
  - f. Phasing of community buildings delivery
5. Provision for rights of access and related rights so as not to prejudice the possible future development of Abbey Barn South.

If the Council was unable to secure above-mentioned matters via a Planning Obligation, to refuse planning permission.

**RESOLVED:** that the application be approved in accordance with the officer's recommendation.

The Committee was addressed by Mr Ken Tyson, representing the School Close Road Association Ltd, Mr Stewart Armstrong representing the Daws Hill Neighbourhood Forum and Mr Tony Fooks, representing the High Wycombe Society in objection. Mr Geoff Armstrong, the agent who responded on behalf of the applicant.

**69 13/06116/FUL - 279 MAIN ROAD, WALTERS ASH, BUCKINGHAMSHIRE, HP14 4UU**

After a debate on the impact of the revised planning application on the adjoining property Members voted in favour of the motion to refuse the item, contrary to officer's recommendation.

**RESOLVED:** that the application be refused for the following reason:

In the opinion of the Local Planning Authority, the proposed development by virtue of its height, depth and juxtaposition to the neighbouring property, would represent an un-neighbourly form of development that would be unduly dominant and overbearing in appearance as seen from the rear aspect and garden of 279A Main Road and would result in a loss of light and overshadowing. This would be detrimental to the amenities of the occupiers of this neighbouring property and thus conflicts with Policies G8, H17 and

Appendix 4 of the Adopted Local Plan and Policy CS19 of the Core Strategy DPD.

The Committee was addressed by Mr Nick Shute in objection and Mr Mark Stone, the applicant.

## **70 PRE-PLANNING COMMITTEE ITEM**

Disappointment was expressed over the low numbers of members who had attended the pre-planning committee presentation by the Highways Development Management Team from Buckinghamshire County Council. A future separate meeting was suggested, not on the same evening as the Planning Committee, to allow this subject to be explored in more depth.

Members noted that the pre-planning committee information / training session scheduled for Wednesday 18 December would commence at 6.00pm. It was hoped that a developer proposing a solar park at Forty Green Farm would present, but, this was yet to be confirmed.

## **71 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 17 December 2013 in respect of the agenda for the meeting on Wednesday 18 December 2013, the following Members be invited to attend with the relevant local Members:

Councillors: Mrs J A Adey, C B Harriss, A E Hill, H L McCarthy, Mrs D V E Morgan, N B Marshall, D A Johncock and A Turner.

## **72 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.

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Chairman

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

Mr J Crowhurst	- Urban Designer
Mrs L Hornby	- Senior Democratic Services Officer
Ms J Ion	- Principal Development Management Officer
Mr R Martin	- Development Management Team Leader
Mr A Nicholson	- Development Manager

- Mrs R Shanmuganathan - Principal Technical Officer
- Mrs S Siddiq - Principal Solicitor (Planning)
- Mr P Simpkin - Tree Officer
- Mr C Steuart - Development Management Team Leader (Major Development & Design)
- Mr J Unsworth - Head of Planning and Sustainability
- Mr R White - Principal Development Management Officer