

Planning Committee Minutes

Date: 22 August 2018

Time: 7.01 - 9.16 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, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale, A Turner and C Whitehead.

Standing Deputies present: Councillors G C Hall.

Apologies for absence were received from Councillors: M Asif and N B Marshall.

LOCAL MEMBERS IN ATTENDANCE

Councillor Mrs J Langley

APPLICATION

18/05597/OUT

OBSERVING

Councillor Mrs S Adoh
Councillor D Barnes

35 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 25 July 2018 be approved as a true record and signed by the Chairman.

36 DECLARATIONS OF INTEREST

Councillor Mrs J Adey: Planning Application 18/08897/OUT – declared that she had previously been a member of the Slate Meadow Liaison Group but that she had no knowledge of the letter, of which the Liaison Group was one of the signatories, prior to it being received by all members of the Planning Committee including herself.

37 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.

38 18/05597/OUT - SLATE MEADOW, STRATFORD DRIVE, WOOBURN GREEN, BUCKINGHAMSHIRE

Members noted in the Update sheet that the recommendation had been amended. In addition officers highlighted that an additional planning condition related to archaeology was required but had been omitted, and that at paragraph 5.60 there was a typing error. The estimated CIL liability was £1.5m and not the £4.5m reported.

Following a full debate an additional recommendation was proposed which would allow the details of reserved matters to be brought before Planning Committee for scrutiny if required. Members voted on this motion which was accepted.

Members then voted on the motion as set out in the update, subject to this amendment. This motion was carried.

RESOLVED: That the Planning Committee are minded to grant outline planning permission, subject to:

- a) Further discussion by their officers with the Environment Agency (EA) to clarify the current ambiguity over whether they are formally objecting or not. Once this is clarified the application can then either proceed to determination, or if the EA is actually objecting the Secretary of State would be formally consulted.
- b) That the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation is made to secure Affordable housing, Primary and nursery education, Improvements in the provision of public transport in the local area, Improvements to the provision of walking/cycling routes in the local area, Management and maintenance of green infrastructure within the site, An off-site contribution for the improvement/management and maintenance of the Village Green, Travel plan (including monitoring fee), or to refuse planning permission if an Obligation cannot be secured.
- c) In consultation with the Planning Committee Chairman, that the Head of Planning and Sustainability be requested to decline to exercise her delegated authority to determine any subsequent reserved matters applications, should any Member request that the approval of such reserved details would benefit from the scrutiny of Planning Committee.

The Committee was addressed by Councillors Mrs J Adey, Mrs J Langley and T Lee, the local Ward Members. Councillor Mrs J Langley read out a statement from Councillor M Appleyard, the local Ward Member who had submitted apologies for not being in attendance.

The Committee was addressed by Mr Jim Penfold of the Bourne End Residents Association, neighbours Mr Simon Carter and Mrs Alison Garmonsway, also Parish Councillor Mrs Sue Wagner of the Wooburn & Bourne End Parish Council, all in objection and Mr Julian Black, the agent on behalf of the applicant.

39 18/06642/FUL - CHILTERN MANOR, NORTHERN HEIGHTS, BOURNE END, BUCKINGHAMSHIRE, SL8 5LE

Members voted in favour of the motion to refuse the item for the following reasons:

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 approximately 2.2m closer to the northern boundary and

now included projecting gables on the rear elevation protruding 1m closer to the western boundary. This coupled with the change in ground levels would have a dominant and overbearing impact on the adjacent occupiers.

The development, subject of this planning application, had not addressed the reason of refusal of 17/05526/FUL. 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 reasons given above.

The Committee was addressed by Councillor T Lee, the local Ward Member.

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

40 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that no developers had confirmed they were in a position to make a presentation to the Committee at this time. Therefore, it was proposed that the start time of the next Planning Committee, due to be held on Wednesday 19 September 2018, be brought forward to 6.30pm, unless in the meantime, a developer made a request to give a presentation. If this was the case, Members would be notified.

41 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 18 September 2018 in respect of the agenda for the meeting on Wednesday 19 September 2018, the following Members be invited to attend with the relevant local Members:

Councillors: Ms A Baughan, S Graham, C B Harriss, T Lee, N B Marshall, H L McCarthy, Mrs C Oliver, A Turner, P R Turner and C Whitehead.

42 DELEGATED ACTION AUTHORISED BY PLANNING ENFORCEMENT TEAM

Members noted the Delegated Action authorised by the Planning Enforcement Team.

43 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.

Chairman

The following officers were in attendance at the meeting:

Mrs S Bolter	Corporate Director (Growth & Regeneration)
Mrs J Caprio	Principal Planning Lawyer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mr P Miller	Technical Officer
Mr A Nicholson	Development Manager
Miss O Palmer	Legal Apprentice
Ms A Pantel	Planning policy Assistant
Ms S Penney	Principal Development Management Officer
Mr C Power	Development Management Team Leader
Ms P Tollitt	Head of Planning & Sustainability