

Planning Committee Minutes

Date: 22 May 2019

Time: 6.30 - 9.27 pm

PRESENT: Councillor A 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, N B Marshall, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale, P R Turner and C Whitehead.

Apologies for absence were received from Councillors: M Asif.

LOCAL MEMBERS IN ATTENDANCE

Councillor Ms K Wood
Councillor G Peart

APPLICATION

18/05002/R9OUTE
18/07520/FUL

1 CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting and that he wished the committee's thanks be recorded to the outgoing chairman, Councillor Paul Turner, for the excellent manner in which he had chaired meetings over the last four years.

2 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 24 April 2019 be approved as a true record and signed by the Chairman.

3 DECLARATIONS OF INTEREST

Councillor A Baughan – 18/05002/R9OUTE: Declared that she had been a member of the Gomm Valley/Ashwells Liaison Group and stated that she had not predetermined the application and remained open minded and without prejudice.

Councillor D Johncock – 18/05002/R9OUTE: Declared that he had been the Chairman of the Gomm Valley/ Ashwells Liaison Group, but had not predetermined the decision on this application and had no pecuniary interest/DPI. He noted that the application had also been discussed at Cabinet, however these discussions were caveated in relation to the need for planning permission to be obtained. He always remained neutral when discussion took place at Cabinet and wished to reassure the Committee that he remained open-minded. He stated that he would listen to the debate before coming to a conclusion.

Councillor Adey – 18/05002/R9OUTE: As per Councillor Johncock's declaration regarding being a Cabinet Member above and that she remained impartial and had not pre-determined the application.

Councillor Katrina Wood -18/05002/R9OUTE: Declared that she had an interest and that having obtained legal advice she will speak as the Ward Member to convey the views of her constituents and then withdraw from the Council Chamber for the duration of the Item.

4 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.

5 18/05002/R9OUTE - ASHWELLS FIELD, COCK LANE, TYLERS GREEN, BUCKINGHAMSHIRE

Following a full discussion and having noted the Update sheet, members voted in favour of the motion to approve the application.

An enquiry was raised whether all subsequent reserved matters applications could be automatically brought before the Planning Committee for scrutiny. Officers advised that under the current robust system Members could recommend that appropriate planning applications are brought before the Committee. As such a special procedure was considered unnecessary.

RESOLVED: That the application be approved.

The Committee was addressed by Councillor Ms K Wood, the local Ward Member who addressed the Committee and withdrew from the Council Chamber before the Committee Members began debating the Item.

The Committee was addressed by Mr Simon Fitton, Ms Jacqueline Davies and Cllr Peter Miller (Chepping Wycombe Parish Council) in objection and by Mr Neil Rowley of Savills on behalf of the applicant.

6 18/07520/FUL - MONKENDEN, STUDRIDGE LANE, SPEEN, BUCKINGHAMSHIRE, HP27 0SA

Having heard the issues raised in public speaking, Members had a full discussion during which reasoning in favour of granting this particular application were expressed which included that Monkenden would be more in character than other existing properties, that the street scene is varied and the harm that would be caused by the proposed development is quite minimal, that the house to the rear is more bulky than the proposal, and that the proposed development enabling the provision of care for the applicant's child (who is of ill health) is a special consideration.

In weighing and balancing all of the issues before them members are perfectly entitled to reach a different view to that of their officer's recommendation.

Following a full discussion and having listened to the issues raised in public speaking Members voted in favour of a motion to approve the application subject to the proposed conditions set out in the update sheet with Condition 6 amended as described below

RESOLVED: that the application be approved subject to an amendment to Condition 6 in respect that obscure glazing would only be required on the family bathroom.

The Committee was addressed by Councillor G Peart, the local Ward Member.

The Committee was addressed by Mrs Neil Stratton in objection and Mrs K Bythell on behalf of the applicant.

7 19/05221/FUL - ST MARKS HOUSE, 1 STATION ROAD, BOURNE END, BUCKINGHAMSHIRE, SL8 5QF

In weighing and balancing all of the issues before them members are perfectly entitled to reach a different view to that of their officer's recommendation.

Members voted in favour of the motion that they were minded to refuse the application.

It was suggested that the Cabinet Member for Planning write to the Minister for Housing, Communities and Local Government to highlight the concerns of the Committee regarding Permitted Development rights which allowed the change of use of office buildings to residential without the need for full planning permission. The Cabinet Member agreed and would do so in consultation with officers.

RESOLVED: Minded to Refuse. To allow the detailed wording of the reason for refusal to be prepared the Committee delegated the decision to refuse the application to the Head of Planning & Sustainability, the refusal to reflect their concerns that the proposal represented a step too far; the bulk of the roof is too great, it is intrusive, unneighbourly and has an overbearing impact of the adjoining property.

The Committee was addressed by Ms Sharon Monks and Parish Councillor Miriam Blazey (Wooburn and Bourne End Parish Council) in objection and by Mr Mark Thompson of Savills on behalf of the applicant.

8 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that the next Pre-Planning Committee Information / Workshop Session would be held on Wednesday 26 June at 6.00pm to discuss how Planning Committee(s) might operate in the new Unitary Authority. This would help inform workstreams currently preparing for transition. It was noted that if members were unable to attend the session that they could provide written input for officers to consider.

RESOLVED: That the details of the pre-Committee information / workshop session to be held on Wednesday 26 June be noted.

9 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 25 June 2019 in respect of the agenda for the meeting on Wednesday 26 June 2019, the following Members be invited to attend with the relevant local Members:

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

10 DELEGATED ACTION UNDERTAKEN BY PLANNING ENFORCEMENT TEAM

The Delegated Action undertaken by the Planning enforcement team was noted.

11 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.

12 MESSAGE TO CHAIRMAN

On behalf of the Committee Councillor Paul Turner congratulated the Chairman on his successful first meeting.

Chairman

The following officers were in attendance at the meeting:

Mrs T Coppock	Planning Solicitor
Mrs J Durkan	Senior Democratic Services Officer
Mr P Miller	Technical Officer
Mr A Nicholson	Development Manager
Ms S Penney	Principal Development Management Officer