



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Tuesday 10 November 2020 in Via Video Conference, commencing at 6.30 pm and concluding at 10.17 pm.

Members present

J Adey, M Asif, M Clarke, R Farmer, G Hall, J Langley, T Lee, S Raja, S Saddique, N Teesdale, P Turner and C Whitehead

Others in attendance

K Asif, L Bellinger, E Cook, T Fowler, L Hornby, J Ion, R Martin, A Nicholson and R Steele

Agenda Item

31 Apologies for Absence

There were none.

32 Declarations of Interest

Application No: 19/08031/FUL: Mrs Elly Cook declared an interest in the item due to living close to the site. She declared that she would withdraw from the meeting during the debate on this application.

33 Minutes of the Last Meeting

The Minutes of the meeting held on 13 October 2020 were agreed as an accurate record.

34 20/06437/VCDN - Land Adjacent 32 Queen Street, High Wycombe, Buckinghamshire, HP13 6EZ

Variation of condition 10 (plans) attached to PP 17/07627/FUL (Erection of 1 x three bed dwelling attached to No. 32 Queen Street and roof alterations) to allow for updated design.

Prior to the presentation, speaking and debate in the application, the Chairman invited the Legal Officer to make a statement, as follows:

Application 20/06437/VCDN was previously brought to the West Buckinghamshire Area Planning Committee meeting held on 13 October 2020 via video conference. However, due to a technical issue there was a fault in the public broadcast such that members of the public were not able to access the meeting for the entirety of this item. In order to comply with the relevant

regulations which enable Council Committee meetings to be held virtually at this time, meetings held must be fully open to the public. This includes remote access, by means of a webcast or otherwise. On the basis members of the public were unable to attend the meeting during the above Item, this part of the meeting did not satisfy the legal requirements and therefore this application has been referred back to Committee. It will be presented and considered afresh for determination.

Members are reminded that, as with all applications, they must come to the Committee with an open mind to consider the application and its merits as it stands before you. If for any reason a Member is unable to do so, they are advised not to participate and to withdraw from the meeting for the duration of this Item, by muting their microphone.

Members voted in favour of the motion to approve the application in accordance with the officer recommendation.

Speaking as Ward Councillor: Councillor T Green

Speaking as an objector: Mr David Williams

Speaking as the Agent on behalf of the applicant: Mr Jeremy Evans

It was proposed by Councillor N Teesdale and seconded by Councillor M Clarke.

Resolved: that the application be approved in accordance with officer recommendation.

35 17/06446/FUL - Electricity Sub-Station North, Riley Road Car Park, Riley Road, Marlow, Buckinghamshire

Demolition of electrical substation (redundant). Erection of B1 office over ground and first floors. Ancillary accommodation in basement. Associated parking and landscaping at ground level. Green roofs and part roof mounted services with corner staircase access.

Members voted in favour of the motion to approve the application in accordance with officer recommendation.

Speaking as Ward Members: Councillor N Marshall and Councillor A Collingwood. Councillor Collingwood declared a prejudicial interest in the application, spoke and then left the meeting.

Speaking as the Applicant: Mr Jackson

It was proposed by Councillor T Lee and seconded by Councillor R Farmer

Resolved: that the application be approved in accordance with officer recommendation.

36 19/09031/FUL - OS Parcel 1789, Clappins Lane, Naphill, Buckinghamshire

Erection of 63 dwellings with vehicular access from Clappins Lane, parking, landscaping, sustainable drainage, public open space provision and associated

infrastructure.

Members voted in the favour of the motion to approve the application in accordance with the officer recommendation, subject to the amendment of Condition 17 to require all landscaping be maintained/replaced for a period of 5, rather than 3, years

Speaking as Ward Members: Councillor D Carroll and Councillor S Broadbent.

Speaking as an objector: Mrs G Leflaive, on behalf of the Naphill and Walters Ash Residents Association.

Speaking as a Parish Councillor: Councillor Rick Gould, on behalf of Hughenden Parish Council.

Speaking at the Agent: Mr Chris Higgins.

It was proposed by Councillor M Clarke and seconded by Councillor G Hall.

Resolved: that the application be approved in accordance with officer recommendation.

Mrs Elly Cook declared an interest in the meeting and left the meeting for the duration of the debate.

Councillor N Teesdale advised the Chairman and Committee that he had lost connection for 10 minutes and stated that therefore, not having heard the full debate, he would not take part in voting on the application.

Following the vote on this application, Councillor S Raja left the meeting and took no further part in the debates.

37 20/06155/FUL - 355 Desborough Avenue, High Wycombe, Buckinghamshire, HP11 2TH

Householder application for construction of first floor side extension with car port underneath, part single, part two storey rear extension, 2 x hip to gable end roof extensions, 1 x rear box dormer, insertion 3 x roof lights to front roof slope in connection with loft conversion, widening of the gate opening, moving the gate in line with front façade of the main building and alterations to fenestrations.

Members voted in favour of the motion to refuse the application, contrary to officer recommendation, for the reasons that in the opinion of the Local Planning Authority, the proposed two storey side and rear extensions together with the roof extension and rear dormer, by virtue of their scale, height, appearance and siting relative to the adjacent development would be unduly cramped, out of keeping and dominant in appearance, which was detrimental to the character and appearance to the existing dwelling. As such, the proposal was contrary to the Policy DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings) of the Wycombe District Local Plan (Adopted August 2019).

Speaking as Ward Members: Councillor Mrs L Clarke OBE and Councillor A Hill.

Speaking as the agent: Mr D Vljacic

It was proposed by Councillor C Whitehead and seconded by Councillor T Lee.

Resolved: that the application be refused, contrary to officer recommendation, for the reasons given above

Following the vote on the application, Councillor S Saddique left the meeting and took no further part in the debates.

38 20/06683/FUL - 104 Deeds Grove, High Wycombe, Buckinghamshire, HP12 3NZ
Erection of single storey side/rear extension in connection with change to 6 bedroom house of multiple occupancy (C4), creation of 3 additional parking spaces and cycle and waste storage.

Members voted unanimously in favour of the motion to refuse the application, contrary to officer recommendation for the reasons that in the opinion of the Local Planning Authority, the proposed change of use to an HMO was considered likely to result in an over intensive use of the site by reason of the following:

1. The increased comings and goings of occupiers, which would result in noise and disturbance often at irregular times of the day/night depending on the occupiers' social patterns.
2. Increased levels of noise and disturbance that would occur as a consequence of the use of external spaces by residents and their guests and bedrooms in the summer months when windows are left open.
3. The transient nature of occupiers which was at odds with the more settled character of this single household dominated area.
4. Lack of sufficient parking, partially resulting from loss on on-street parking, to serve the needs of all the residents.
5. The intensity of use was considered to result in a form of development which was at odds with the existing area to the detriment of its established character and the residential amenities of the neighbouring properties.

As such, the proposal was contrary to policies DM23 (Other Residential Uses), DM33 (Transport and Energy Generation), DM35 (Placemaking and Design Quality) and CP9 (Sense of Place) of the Wycombe District Local Plan (Adopted August 2019)

Speaking as Ward Members: Councillor Mrs L Clarke OBE and Councillor A Hill
Speaking as an objector: Mr Peter Newell

It was proposed by Councillor T Lee and seconded by Councillor C Whitehead.

Resolved: that the application be refused for the reasons laid out above.

39 Date and Time of Next Meeting
Tuesday 8 December 2020 at 6.30pm.

