



# West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Tuesday 29 June 2021 in Council Chamber, Council Offices, Queen Victoria Road, High Wycombe, HP11 1BB, commencing at 6.35 pm and concluding at 8.51 pm.

## Members present

A Alam, D Johncock, N Marshall (Chairman), C Oliver, S Raja, M Turner, P Turner, S Wilson, A Baughan, I Hussain and A Turner

## Agenda Item

### 1 Apologies for Absence

Changes in membership – Cllr Andrea Baughan and Cllr Imran Hussain had recently been appointed to the Committee in place of Cllr Mohammad Fayyaz and Cllr Penny Drayton.

Apologies were received from Cllr Katrina Wood. Cllr Alan Turner attended as a substitute for Cllr Wood for the duration of the meeting.

### 2 Appointment of Vice Chairman

Members voted in favour of the motion that Councillor Paul Turner be elected as Vice-Chairman for the Municipal Year 2021-2022.

**It was proposed by Councillor D Johncock and seconded by Councillor C Oliver.**

**Resolved: that Councillor Paul Turner be Vice-Chairman for the Municipal Year 2021-2022.**

### 3 Declarations of Interest

**Councillor N Marshall:** 20/07701/FUL - declared that he would speak as local member and would then withdraw from the meeting for this application.

**Councillor P Turner:** 20/07701/FUL – declared a prejudicial interest as he was a board member of Red Kite and stated that he would withdraw from the meeting for this application.

**Councillor A Baughan:** 20/08378/FUL – declared a non-pecuniary interest and stated she would withdraw from the meeting for this application. [Cllr Baughan had previously advised that she was a Trustee of the Almshouses and this was the reason for her declaration of interest].

**Councillor P Turner:** 20/08378/FUL – disclosed a pecuniary interest and stated he would withdraw from the meeting for this application. [Cllr Turner had previously declared he was manager of Wycombe Almshouses].

**Councillor S Raja:** 20/08378/FUL – declared he had made comments on the application but stated that he was not pre-determined and would listen to the debate with an open mind.

**Councillor A Turner:** 21/05568/FUL – declared that he would speak in favour of the application as local member and would then withdraw from the meeting for this application.

#### **4 Minutes of the Last Meetings**

The Minutes of the meetings held on 27 April 2021 and 26 May 2021 were agreed as accurate records.

#### **5 20/07701/FUL - Garage Site, Marefield Road, Marlow, Buckinghamshire**

Demolition of existing garages and the provision of 4 dwellings with associated access and landscape.

Councillor D Johncock took the Chair for this item.

Speaking as the Ward Member: Councillors A Collingwood and N Marshall

Speaking in support: Mr Rodney Bullock

Speaking as the agent for the applicant: Mr Dave Hughes

Following the debate, it was proposed by Councillor A Turner and seconded by Councillor S Raja.

#### **Resolved: that the application be refused for the following reasons:**

1. The redevelopment of the garage court would result in the loss of an area of land which has the function of providing off-street parking for local residents. The proposed redevelopment would remove the parking use from this land thereby resulting in displaced parking on to the highway in an area that is already subject to intensive on-street parking. As a consequence, the development is likely to lead to the loss of amenity for local residents and danger and inconvenience to users of the highway. The development thus conflicts with Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation) and DM35 (Placemaking and Design Quality) of the Adopted Wycombe District Local Plan.
2. The scale of development proposed on this constrained site would result in overdevelopment to the detriment of the character and appearance of the area and the amenities of local residents. The access and surrounding roads are too narrow to comfortably accommodate the additional traffic to serve the new dwellings, particularly in relation to larger vehicles including delivery, refuse and emergency vehicles. In addition, the new buildings, by virtue of their proximity to existing properties, would be overbearing in

appearance to neighbouring residents. As such, the development conflicts with Policies CP9 (Sense of Place) and DM35 (Placemaking and Design Quality) of the Adopted Wycombe District Local Plan.

Councillor N Marshall, having declared an interest, spoke as local member, then vacated the room and took no further part in the debate or voting on the application.

Councillor P Turner, having declared an interest, vacated the room and took no further part in the debate or voting on the application.

**6 20/08378/FUL - Land Between Chichester Close and High Wycombe Footpath 38, Chichester Close, High Wycombe, Buckinghamshire**

Demolition of existing outbuildings and erection of 3 x 1 bed flats served by new access, external works, bin and cycle stores.

Speaking as an independent: Ms Jackie Kay

Speaking as the agent for the applicant: Mr Richard Clark

Following the debate, it was proposed by Councillor A Turner, and seconded by Councillor S Raja, that the application be approved, but subject to the points raised by Members being addressed by the officers.

On being put to a vote the motion was declared to be lost.

The Chairman then asked for an indication from Members if they would be in favour of the Officer's recommendation to refuse the application. Four Members voted in favour and three voted against.

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

Councillor A Baughan, having declared an interest, vacated the room and took no further part in the debate or voting on the application.

Councillor P Turner, having declared an interest, vacated the room and took no further part in the debate or voting on the application.

Cllr S Raja had previously declared he had an open mind and would listen to the debate before he came to a decision.

**7 21/05015/FUL - Avalon, 9 Landsell Avenue, High Wycombe, Buckinghamshire, HP12 4UQ**

Householder application for construction of first floor rear extension and internal alterations.

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

**It was proposed by Councillor Johncock and seconded by Councillor A Turner.**

**Resolved: that the application be permitted.**

**8 21/05264/FUL - The Dairy, Grove Farm, Grove Lane, Great Kimble, Buckinghamshire, HP17 9TR**

Householder application for construction of single storey rear extension.

A statement was read out by Sally Taylor, Democratic Services Officer, on behalf of the applicant: Mr Steven Davies.

Following the debate, Members voted in favour of the motion to be 'minded to refuse permission' for the application in accordance with the officer recommendation in the update report.

**It was proposed by Councillor D Johncock and seconded by Councillor A Baughan.**

**Resolved: 'minded to refuse permission' for the application.**

**9 21/05568/FUL - Hill View, Longwick Road, Longwick, Buckinghamshire, HP27 9RX**

Change of use of Agricultural barn to residential (C3) with single storey side extension, alterations and associated parking.

Speaking as the local member: Cllr A Turner

Speaking as the applicant: Mr Robin Sutton

Following the debate, Members voted in favour of the motion to approve the application to grant conditional planning permission as they were of the view that the extension would not harm the character and appearance of the existing building or the rural area

**It was proposed by Councillor D Johncock and seconded by Councillor S Raja**

**Resolved: that the application be approved to grant conditional planning permission.**

Cllr A Turner spoke as local member and then left the meeting and did not take part in the discussion or vote.

**10 Date and Time of Next Meeting**

Tuesday 27<sup>th</sup> July 2021 at 6.30 pm

