



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Tuesday 17 August 2021 in Council Chamber, Buckinghamshire Council, Queen Victoria Road, High Wycombe, HP11 1BB - High Wycombe, commencing at 6.30 pm and concluding at 9.50 pm.

Members present

A Alam, M Ayub, A Baughan, I Hussain, N Marshall, C Oliver, S Raja, M Turner, P Turner, S Wilson and K Wood

Others in attendance

K Asif, L Hornby, R Martin, J Adams, L Bellinger, H Smith and R Steele

Apologies

D Johncock

Agenda Item

1 **Declarations of Interest**

Councillor Ms A Baughan: Application number CM/0009/21 – declared an interest due to being a member of the Chilterns Conservation Board. Councillor Baughan declared she had an open mind, would listen to the debate and make a decision once the debate was over.

Councillor P Turner: Application number 20/07608/FUL – declare an interest due to being a Ward Member who had called the application to Committee. Councillor Turner declared that he had an open mind, would listen to the debate and make a decision once the debate was over.

2 **Minutes of the Last Meeting**

The Minutes of the meeting held on 27 July 2021 were agreed as an accurate record.

3 **CM/0009/21 - Unit 53, Blinders Industrial Estate, Cryers Hill Road, Cryers Hill, Buckinghamshire, HP15 6LJ**

Variation of condition 5 of planning permission CC12/9001/CM to increase permitted HGV movements.

Following a full debate, Members voted unanimously in favour of the motion to defer the application for further information to be sought in respect of highway

safety aspects of the proposed development and that the application be returned to the Committee.

Speaking as Ward Member: Councillor Clive Harriss

Speaking in objection: Ms Sarah Withington-Dodd

Speaking on behalf of Hughenden Parish Council: Parish Cllr Paul Nicholls

Speaking as the Agent: Ms Suzi Coyne

It was proposed by Councillor P Turner and seconded by Councillor S Raja

Resolved: that the application be deferred.

4 20/05742/FUL - 17-19 Frogmoor, High Wycombe, Buckinghamshire, HP13 5DQ

Erection of extension to provide 14 flats with lower level car parking and cycle store and bin stores to Ground Floor with retention of front elevation as is with retail element at Ground Floor front (Part Retrospective) (Alternative scheme to PP/15/07782/FUL).

Members voted in favour of the motion to refuse the application on the grounds that in the opinion of the Local Planning Authority, the proposed development failed to provide an adequate means of accessibility, in that a lift was not provided to the upper floors. As such, this proposal was contrary to Policy DM41 (Optional Technical Standards for Building Regulation Approval) of the adopted Wycombe District Local Plan (2019). The marginal benefit of providing three additional residential units in the town centre does not amount to sufficient positive material considerations to justify a departure from the plan.

Speaking as Ward Member: Councillor Mrs L Clarke OBE and Cllr P Turner

Speaking as the Applicant: Ms Shaheen Jogiat

It was proposed by Councillor Mrs C Oliver and seconded by Councillor Ms A Baughan

Resolved: that the application be refused.

5 20/07608/FUL - 5 Plomer Hill, High Wycombe, Buckinghamshire, HP13 5JQ

Demolition of existing dwelling and erection of a terrace of 6 x 2-bed and 3 x 1-bed flats with associated bin/cycle stores, parking and alteration to existing access.

Members voted unanimously in favour of the motion to refuse the application on the grounds that:

1. In the opinion of the Local Planning Authority, the proposed development was incompatible and incongruous with the existing grain of development in the surrounding area. The increased number of dwellings proposed, the siting of the building, the increase in height of the structure and the extended area of raised car parking on the frontage of the property would have a significant and detrimental effect upon the character of the surrounding area and the visual amenities of the street scene. As such, this proposal was contrary to Policies

CP9 (Sense of Place) and DM35 (Placemaking and Design Quality) of the adopted Wycombe District Local Plan (2019) and the Wycombe Residential Design Guidance SPD (adopted June 2017)

2. In the opinion of the Local Planning Authority, the size, siting and design of the proposal would represent an unneighbourly form of development that would be overbearing in appearance and would have a significant and detrimental effect upon the outlook of the adjacent property at No. 3 Pheasants Drive. Moreover, the location and extent of the car park to serve the flats would be detrimental to the amenities of No.1 Pheasants Drive and No.3 Plomer Hill. As such, this proposal is contrary to DM35 (Placemaking and Design Quality) of the adopted Wycombe District Local Plan (2019).

Speaking as Ward Member: Councillor Melanie Smith

Speaking in objection: Mr Michael Duckett

It was proposed by Councillor P Turner and seconded by Councillor M Turner

Resolved: that the application be refused for the reasons stated above.

- 6 **DEFERRED. 20/08255/R9FUL - Wycombe Air Park, Clay Lane, Booker, Buckinghamshire**

This application was deferred prior to the meeting.

- 7 **21/06007/VCDN - Car Park 0505 C35, West End Road, High Wycombe, Buckinghamshire**

Variation of condition 2 (plan) attached to 15/08309/FUL (Demolition of existing buildings and construction of an up to five storey building containing 58 x 1-bed flats to be provided as temporary housing accommodation, re-provision of the British Red Cross Office in dual (B1 and A1) use, together with alterations to access, landscaping and associated works) to allow for substitution of amended plans.

Members voted in favour of the motion to approve the application subject to the landscaping in condition 22 being tightened.

It was proposed by Councillor P Turner and seconded by Councillor Mrs C Oliver.

Resolved: that the application be approved.

- 8 **Date and Time of Next Meeting**

Tuesday 14 September 2021 at 6.30pm.