



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Tuesday 14 September 2021 in High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB, commencing at 6.30 pm and concluding at 9.13 pm.

Members present

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

Others in attendance

Apologies

A Baughan, D Johncock and N Marshall

Agenda Item

1 Declarations of Interest

Councillor M Turner declared an interest in items 5 and 6 as a Member of the SW Chiltern Community Board and as ward member for Chiltern Villages. Councillor M Turner declared he would keep 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 17 August 2021 were agreed as an accurate record subject to removing Mr P Turner as ward member for item 4. A Member referred to Application 20/05742/FUL – 17-19 Frogmoor, High Wycombe, Buckinghamshire HP13 5DQ and expressed concern in relation to the lifts. In response it was noted that if there had been any issue with the build not including lifts then this could be addressed by Building Control/Planning Enforcement and it was important for the public to report any issues where development did not comply with planning permission.

3 20/07950/FUL - Tifnams, Owlswick Lane, Owlswick, Buckinghamshire, HP27 9RJ

Alteration and subdivision of the existing dwelling to form two dwellings with parking and amenity space.

Members voted in favour of the motion to refuse the application on the grounds that in the opinion of the Local Planning Authority the application site was situated in an unsustainable location within the open countryside, outside of the defined settlement of Longwick and Princes Risborough. The development by virtue of its location, which has no safe and convenient access to services by non-car modes of travel, would fail to maximise sustainable transport options. The absence of adequate infrastructure and the sites remoteness from major built up areas is such that residents of the proposed development would be likely to be highly reliant on the use of the private car, contrary to the principles of sustainable development which promote a reduction in travel by the car and giving people a real choice about how they travel. The development would be contrary to the advice contained in the National Planning Policy Framework and Policies CP3 (Settlement Strategy), DM21 (The Location of New Housing) and DM33 (Managing Carbon Emissions: Transport and Energy Generation) of the adopted Wycombe District Local Plan (August 2019).

It was proposed by Councillor K Wood and seconded by Councillor C Oliver

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

4 20/08321/FUL - Land Between Landfill Site, Coldmoorholme Lane, Bourne End, Buckinghamshire

Temporary planning permission (25 years) to undertake the development works required for the construction and operation of a battery energy storage facility, associated infrastructure and landscaping.

Members voted unanimously in favour of the motion to refuse the application on the grounds that the site was located within the Green Belt, where there is a presumption against inappropriate development. The use will result in additional built development taking place that has an impact on the openness of the Green Belt. The use and associated operational development do not fall within the exceptions of development and are therefore regarded as inappropriate.

Very special circumstances have not been adequately demonstrated. Accordingly, the harm, by reason of inappropriateness and any other harm, in this case: a reduction in openness; impact on the Little Marlow Lakes Country Park and failure to contribute to its continued development cannot be clearly outweighed by other considerations.

As such this development is contrary to policies CP8 (Protecting the Green Belt) and DM42 (Managing Development in the Green Belt) of the Wycombe District Local Plan, adopted August 2019.

The site was located within the Little Marlow Lakes Country Park. The proposal fails to provide for environmental benefits thus failing to contribute to the continued development and long term management of the Country Park. As such this development is contrary to policies RUR4 (Little Marlow Lakes Country Park) of the Wycombe District Local Plan, adopted August 2019.

Speaking as Ward Member: Councillor David Watson also speaking on behalf of Councillor David Johncock

Speaking in objection: Mr Sam Kershaw

Speaking as the Parish Council: Parish Councillor Kathryn Acres

Speaking as the agent: Mr Lee Searles

It was proposed by Councillor C Oliver and seconded by Councillor S Wilson

Resolved: that the application be refused.

- 5 21/06407/FUL - Litmore Shaw, Grays Lane, Ibstone, Buckinghamshire, HP14 3XX**
Retention of an underground store, hardstanding and open fronted animal shelter (retrospective).

A Motion was put forward by Councillor M Turner, seconded by Councillor S Wilson, to refuse the application due to the landscape character and the sense of place within the Area of Outstanding Natural Beauty, which was lost. Members then voted in favour of the motion to approve the application. Both motions were tied whereupon the Chairman used his casting vote in favour of the motion below.

Speaking as Ward Member: Councillor Dominic Barnes also speaking on behalf of Councillor Zahir Mohammed

Speaking in objection: Turville Parish Councillor Alice Nuggens

Speaking as the Parish Council: Ibstone Parish Councillor Richard Scott

Speaking as the agent: Mr David Driver

It was proposed by Councillor S Raja and seconded by Councillor K Wood

Resolved: that the application be approved.

- 6 Availability of members attending site visits (if required)**
RESOLVED: That in the event that it was necessary to arrange site visits on Monday 11 October 2021 in respect of the agenda for the meeting on Tuesday 12 October 2021, the following Members be invited to attend.
Councillors:

C Oliver

M Turner

P Turner

S Wilson

K Wood

- 7 Date and Time of Next Meeting**
Tuesday 12 October 2021 at 6.30pm

