



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Tuesday 12 October 2021 in High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB, commencing at 6.30 pm and concluding at 8.33 pm.

Members present

A Alam, M Ayub, A Baughan, I Hussain, D Johncock, N Marshall, S Raja, M Turner, P Turner and S Wilson

Others in attendance

J Adams, K Asif, T Coppock, L Hornby, R Martin, C Steuart, L Bellinger, E Crotty, M Hardy, A-M Kenward and S Taylor

Apologies

C Oliver and K Wood

Agenda Item

1 **Declarations of Interest**

Councillor Ms A Baughan: Application number CM/0009/21 – declared a non-pecuniary 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 S Wilson: Application number 21/06577/FUL – declared a personal and prejudicial interest. He stated that he would speak as a member of the public and then withdraw from the meeting and take no part in the debate or voting on the application.

2 **Minutes of the Last Meeting**

The Minutes of the meeting held on 14 September 2021 were agreed as an accurate record.

3 **21/05368/OUT - Land off Horns Lane, High Wycombe, Buckinghamshire**

Outline for up to 50 dwellings including details of the junction with Horns Lane (not internal roads) and associated highway works, with all matters (relating to

appearance, landscaping, scale layout and access) reserved.

Members voted in favour of the motion of being minded to grant conditional permission subject to the completion of a Memorandum of Understanding in line with the officer's recommendation.

Speaking as Ward Members: Councillor D Hayday and Councillor M Hussain

Speaking as the Agent and Applicant: Mr G Yates and Mrs J West

It was proposed by Councillor D Johncock and seconded by Councillor S Wilson.

Resolved: Minded to grant conditional permission subject to the completion of a Memorandum of Understanding:

That permission be deferred and delegated to the Director of Planning and Environment to grant permission subject to conditions as considered appropriate by Officers and completion of a memorandum of understanding between the Service Director of Property and Assets and the Service Director of Planning and Environment in order to secure the provision of:

- **affordable housing (48% of total units on site of appropriate tenure)**
- **commuted sum for off-site biodiversity improvements**
- **provision and maintenance of public open space/s on site including a children's play park (LEAP)**
- **provision and maintenance of SuDS**
- **maintenance of ecology and landscaping in accordance with the approved Landscape and Ecology Management Plan**

or to refuse planning permission if a completed Memorandum of Understanding cannot be secured.

4 21/06533/FUL - The Spinney, Upper Icknield Way, Whiteleaf, Buckinghamshire, HP27 0LY

Construction of outdoor swimming pool and sleeper retaining wall.

Members voted in favour of the motion to approve the application.

Speaking as Ward Member: Councillor A Turner

Speaking as the Applicant: Mr S Ruck

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

Resolved: that the application be approved.

5 21/06577/FUL - Silver Birches, Hawks Hill, Bourne End, Buckinghamshire, SL8 5JQ

Demolition of existing dwelling and erection of replacement dwelling with parking and amenity space.

Members voted in favour of the motion to approve the application subject to an amendment to Condition 9 as follows:

The levels of the development hereby permitted, shall adhere to the following:

- a) That the finished floor level of the dwelling hereby permitted shall be 37.21 AoD(N)
- b) Prior to the commencement of development, details of any changes to the existing ground levels from those shown on the Topographic Plan 01A (Groundsurveys Ltd dated December 2014), together with any retaining walls, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved details.

Reason: To reduce the impact of the development upon the character and appearance of the area.

Members also agreed to add a landscaping condition requiring details to be submitted and approved and a further condition requiring the implementation of that landscaping.

Speaking in Support: Mr S Wilson

Speaking as the Agent: Mr J Collinge

It was proposed by Councillor D Johncock and seconded by Councillor M Turner.

Resolved: that the application be approved subject to the amendment of Condition 9 and the addition of landscaping conditions as set out above.

6 CM/0009/21 - Wycombe Recycling Ltd, Unit 53, Binders 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.

Members voted in favour of the motion to approve the application subject to the conditions set out in Section 4 of the report.

However, Members expressed concerns about the impact the increase of HGV movements would have on the environment due to there being no policy to refuse on any grounds.

It was proposed by Councillor D Johncock and seconded by Councillor N Marshall.

Resolved: that the application be approved subject to the conditions set out in Section 4 of the report.

7 Availability of members attending site visits (if required)

RESOLVED: That in the event that it was necessary to arrange site visits on

Monday 8 November 2021 in respect of the agenda for the meeting on Tuesday 9 November 2021, the following Members be invited to attend with the relevant local Members:

Councillors: Ms A Baughan, D Johncock, N B Marshall, M Turner, P R Turner and S Wilson.

8 Date and Time of Next Meeting
Tuesday 9 November at 6.30pm.