



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Wednesday 2 March 2022 in High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB, commencing at 6.31 pm and concluding at 8.00 pm.

Members present

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

Others in attendance

J Adams, K Asif, T Coppock, E Crotty, L Hornby, C Power, J Sabatini and H Smith

Apologies

A Baughan, C Oliver and S Wilson

Agenda Item

1 **Declarations of Interest**

Councillor M Turner: Application 21/07373/FUL. Declared that he had been speaking to the Parish Clerk but that he had not expressed any view on the application and 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 12 January 2022 were agreed as an accurate record.

3 **WITHDRAWN. 20/08349/FUL - 175-179 Gordon Road, High Wycombe, Buckinghamshire, HP13 6AR**

The application was withdrawn prior to the meeting pending further clarification of the site plan.

4 **21/07051/FUL - Site of Former Sports Centre, Marlow Hill, High Wycombe, Buckinghamshire**

Construction of two storey building for use as Porsche Centre (3935sqm), two storey building for use as Bentley dealership (1655sqm) and single storey building for use as car preparation workshop (492sqm) comprising of vehicle showrooms and sales areas, MOT testing facility, ancillary office accommodation, car parking and display

and associated landscaping.

This application was the subject of a site visit. Members also noted the update provided.

Members voted unanimously in favour of the motion to grant conditional permission subject to the completion of a S106 planning obligation and subject to amendments to Conditions 11 and 12 as follows:

Condition 11:

Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until a canopy cover implementation plan produced in line with the canopy cover SPD has been submitted to and approved in writing by the LPA. The plan will include the following:

1. Tree pit design including details of the required soil volume and how the required volume will be achieved in both hard and soft landscaped areas.
2. The locations of other underground infrastructure to demonstrate that there are no clashes.
3. Details of monitoring and supervision of the tree planting process including provision to take photographs of each tree pit/soil volume space, prior to filling with soil.
4. Details of how the tree planting is to be phased across the development so that planting takes place in line with the occupation of the development.
5. Details of maintenance and management (and replacement procedure if necessary) of trees and other relevant green infrastructure (including green walls and wire rope trellising) for at least 5 years after planting.

Thereafter the development shall be carried out and completed in accordance with the approved scheme unless otherwise first agreed in writing by the Local Planning Authority.

Reason: This is a pre-commencement condition to ensure the canopy cover requirements for the site can be met and that the development complies with the requirements of Policy DM34 and the Canopy Cover Supplementary Planning Document.

Condition 12:

Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority.

Landscape details shall include:

1. location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) Sustainable urban drainage integration;
2. a schedule detailing species, sizes and numbers/densities of all proposed trees/plants; including support measures, guards or other protective measures; biosecurity procedures including best working practices to reduce the spread of pests and disease.

3. specifications for operations associated with plant establishment and maintenance that are compliant with best practice; methods to improve the rooting environment for retained and proposed trees and landscaping including watering, weed control, pruning, etc.
4. types and dimensions of all boundary treatments
5. For green walls and wire rope trellising it will be necessary to detail:
 - plans and section of the proposed green walls
 - the location and volume of soil to support the growth of the wall,
 - the size, species, location/pattern of plants to be used,
 - details of an irrigation system.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting. Any new or retained tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. For the avoidance of doubt, this also applies to green walls and wire rope trellising. Unless further specific permission has been given in writing by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: This is a pre-start condition to ensure satisfactory landscaping of the site in the interests of amenity, to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits.

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

Resolved: that the application be granted conditional permission subject to the completion of a S106 Legal agreement and subject to the amendments as laid out above.

- 5 21/07369/FUL - 36 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UW**
Householder application for construction of single storey front, part first floor/part two storey rear, side extensions, raising and alterations of roof in connection with loft conversion, installation of roof lights and internal and external alterations.

This application was the subject of a site visit. Members also noted the update provided.

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

Speaking on behalf of the objectors: Mrs D Spicer

Speaking as the applicant: Mr M Chatur

It was proposed by Councillor N Marshall and seconded by Councillor S Raja.

Resolved: that the application be approved.

- 6 21/07373/FUL - Lindsey House, Pheasants Hill, Hambleden, Buckinghamshire, RG9 6SN**
Householder application for construction of two storey rear extension, garage

conversion and fenestration, roof and external material alterations.

This application was the subject of a site visit. Members also noted the update provided.

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

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

Resolved: that the application be approved.

7 Date and Time of Next Meeting

Wednesday 30 March 2022 at 6.30pm.

8 Availability of Members Attending Site Visits (if required)

Resolved: that in the event it was necessary to arrange site visits on Tuesday 29 March 2022 in respect of the agenda for the meeting on Wednesday 30 March 2022, the following Members be invited to attend:

Councillors, D Johncock, N Marshall, M Turner, P Turner and S Wilson.