



# West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Wednesday 30 March 2022 in High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB, commencing at 6.34 pm and concluding at 8.32 pm.

## Members present

M Ayub, I Hussain, D Johncock, N Marshall, C Oliver, S Raja, M Turner, P Turner, S Wilson and K Wood

## Others in attendance

J Adams, K Asif, M Aughterlony, V Burdett, T Coppock, L Hornby, R Martin, H Smith and C Stuart

## Apologies

A Alam and A Baughan

## Agenda Item

### 1 **Declarations of Interest**

**Councillor D Johncock:** Application numbers 21/07893/FUL and 21/07917/FUL. Declared that he was reflecting the views of local opinion but that he had not ever expressed any views on the applications and that he had an open mind, would listen to the debates and would make a decision at the conclusion of the debate.

**Councillor M Turner:** Application number 21/07220/VDCN. Declared that he was reflecting the views of local opinion but that he had not expressed any views on the application and that he had an open mind, would listen to the debate and would make a decision at the conclusion of the debate.

### 2 **Minutes of the Last Meeting**

The Minutes of the meeting held on 2 March 2022 were agreed as an accurate record subject to noting that Councillor P Drayton was in attendance as a substitute.

### 3 **21/07220/VCDN - Vine Lodge, Northend Road, Northend, Buckinghamshire, RG9 6LF**

Variation of condition 6 (plans) attached to 19/06577/MINAMD (Proposed non-material amendment for demolition of conservatory and construction of two storey side/rear extension/annexe comprising of 2 bedrooms and living accommodation

ancillary to main dwelling granted under householder planning ref: 19/05909/FUL) and to condition 4 (materials) of 19/05909/FUL to allow for the works to be carried out in accordance with drawings VLEL 03 and VLEL 04 rev.B (retrospective).

The application was the subject of a site visit.

Members noted an update in relation to this application.

Members voted in favour of the motion to refuse the application for the following reason:

In the opinion of the Local Planning Authority, the proposed development, by virtue of the poor quality flint work used in its construction, would fail to preserve or enhance the character or appearance of the Northend Conservation Area. The development appeared incongruous in its setting and thus, was also visually intrusive in this part of the Chilterns Area of Outstanding Natural Beauty. As such the development conflicts with Policies CP9, CP11, DM30 and DM31 of the adopted Wycombe District Local Plan and the Householder Planning and Design Guidance SPD.

Speaking on behalf of Turville Parish Council: Cllr Alice Nuttgens.

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

**Resolved: that the application be refused for the reason given above.**

**4 21/07275/FUL - London House, 85 London Road, High Wycombe, Buckinghamshire, HP11 1BN**

Erection of single storey infill extension to south, 4-storey extension to north and second floor side extension with alterations to building to provide 12 additional bedrooms, new main and level entrance, creation of rear and front garden with improvements to the external appearance of the building and associated works.

This application was the subject of a site visit.

Members noted an update in relation to this application.

Members voted unanimously in favour of the motion that they were minded to refuse the application.

Members heard a statement from Councillor A Baughan, Ward Member, which was read out by the Democratic Services Officer.

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

**Resolved: That, had the application not been the subject of an appeal, the application would have been refused for the reasons set out in the officers report.**

- 5 21/07893/FUL - 50 Fennels Way, Flackwell Heath, Buckinghamshire, HP10 9BY**  
Demolition of existing dwelling and construction of 1 x 5-bed replacement dwelling.

This application was the subject of a site visit.

Members voted in favour of the motion to refuse the application for the following reason:

In the opinion of the Local Planning Authority the proposed development would result in a bulky and out of scale dwelling within the street scene of Fennels Way. The proposed replacement dwelling would result in an overdevelopment of the site which due to its proposed height, bulk and mass would dominate the neighbouring bungalow at No. 52 Fennels Way. The proposed development would be detrimental to the character and appearance of the area and therefore fails to comply with Policies CP9 and DM35 of the adopted Wycombe District Local Plan (2019) and the Residential Design Guidance SPD.

Speaking on behalf of the Chepping Wycombe Parish Council: Cllr Alec Barron

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

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

Councillor Raja vacated the Chamber for a short time during the discussion of this item and took no part in voting on this application.

- 6 21/07917/FUL - 23 Chapel Road, Flackwell Heath, Buckinghamshire, HP10 9AB**  
Erection of two semi-detached dwellings with associated landscaping.

This application was the subject of a site visit.

A motion was proposed and seconded to approve the application in accordance with the officer's recommendation, which was defeated when Members voted.

Following advice from Planning Officers, the proposed and seconded motion was put again to Members to vote. Members then voted in favour of the motion to approve the application in accordance with the officer's recommendation.

Speaking on behalf of Chepping Wycombe Parish Council: Cllr Alec Barron

Speaking as the agent on behalf of the applicant: Mr Richard Clark

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

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

- 7 22/05197/FUL - 71 Wordsworth Road, High Wycombe, Buckinghamshire, HP11 2UR**

Householder application for construction of part single, part two storey side/rear extension and front porch extension.

This application was the subject of a site visit.

Members noted an update in relation to this application.

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

Speaking in objection: Mrs Tanzeelah Meryam

Speaking as a supporter: Mr Mohammed Ayub

Speaking as the applicant: Mr Hammad Ayub

**It was proposed by Councillor N Marshall and seconded by Councillor M Turner**

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

**8 Date and Time of Next Meeting**

**Tuesday 26 April 2022** at 6.30pm. (Please note that this meeting is on a **Tuesday**).

**9 Availability of Members Attending Site Visits (if required)**

**Resolved:** that in the event it was necessary to arrange site visits on Monday 25 April 2022 in respect of the agenda for the meeting on Tuesday 26 April 2022, the following Members be invited to attend:

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