



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Wednesday 5 July 2023 in Amersham Council Chamber, King George V House, King George V Road, Amersham HP6 5AW, commencing at 7.00 pm and concluding at 9.20 pm.

Members present

A Alam, M Ayub, I Hussain, D Johncock, C Oliver, S Raja, M Turner and K Wood

Others in attendance

K Asif, L Briggs, B Dadi, A Dodd, L Hornby, J Ion, S Manek, C Steuart and I Zabala-Beck

Apologies

A Baughan, N Marshall and P Turner

Agenda Item

1 **Declarations of Interest**

2 **Minutes of the Last Meeting**

The Minutes of the meeting held on 7 June 2023 were agreed as an accurate record.

3 **21/08463/FUL - 280 Main Road, Walters Ash, Buckinghamshire, HP14 4TH**

Proposed demolition of existing commercial buildings on site and replacement with mixed use development consisting of Retail to ground floor and 4 x self contained flats to first floor with associated landscaping, parking, works to accesses and servicing for both uses.

This application was the subject of a site visit.

Members noted the Update.

After a very full debate, Members voted in favour of the motion to refuse the application for the following reasons:

1. The proposed development is considered to be an overdevelopment of the site due to the size of the building and the proximity of both the building and the

- parking and turning areas to the site boundaries which leave insufficient space for screening the development to soften its appearance in the surrounding area and to reduce the impact on the amenities of neighbouring residential properties. The proposal is therefore contrary to Policy DM35 (Placemaking and Design Quality) of the adopted Wycombe District Local Plan (2019) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).
2. The proposed development would have an unacceptable impact on the residential amenities of surrounding properties by virtue of overlooking from the first-floor windows and roof terrace and general noise and disturbance arising from the activity associated with the use of the retail unit and its parking and delivery areas. The proposal is therefore contrary to Policy DM35 (Placemaking and Design Quality) of the adopted Wycombe District Local Plan (2019).
 3. The proposed design, by virtue of its design, shape, bulk, mass and materials, fails to respond to its local context within the Chilterns AONB. As such it would be out of keeping with the surrounding area, detrimental to the character and appearance of the street scene and would not respect the natural beauty and built heritage of the Chilterns or enhance the sense of place and local character. The development is therefore contrary to Policies CP9 (Sense of Place), DM30 (The Chilterns Area of Outstanding Natural Beauty) and DM35 (Placemaking and Design Quality) of the adopted Wycombe District Local Plan (2019) and Sections 12 (Achieving well-designed places) and 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021).

Speaking as Ward Members: Councillor S Broadbent and Councillor D Carroll

Speaking in objection: Ms Z Atkins

Speaking on behalf of the Applicant: Mr W Abbot and Mr P Tann

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

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

- 4 22/07562/FUL - OS Parcel 1332 Chalkshire Road, Butlers Cross, Buckinghamshire**
Erection of six 2-bedroomed affordable dwellings and associated works including access.

This application was the subject of a site visit.

Members noted the Update.

Members voted in favour of the motion to delegate approval to the Service Director of Planning and Environment for approval subject to the satisfactory completion of a legal agreement to secure:

- Affordable housing

- A Biodiversity net gain plan

Or if the above were not achieved to refuse the application for such reasons as the Service Director of Planning and Environment considered appropriate.

Speaking as Ward Members: Councillor D Carroll and Councillor S Broadbent

Speaking on behalf of Ellesborough Parish Council: Cllr D Hares

Speaking in objection: Mr J West and Mr M Crouch

Speaking on behalf of the Applicant: Mr J Stone

It was proposed by Councillor M Turner and seconded by Councillor K Wood.

Resolved: that the application be delegated to the Service Director of Planning and Environment for approval subject to the satisfactory completion of a legal agreement as stated above.

5 22/08199/R9FUL - The Guildhall, Cornmarket, High Wycombe, Buckinghamshire, HP11 2AY

Installation of replacement lighting and ancillary works.

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

It was proposed by Councillor K Wood and seconded by Councillor I Hussain

Resolved: that the application be approved.

6 WITHDRAWN. 22/08200/LBC - The Guildhall, Cornmarket, High Wycombe, Buckinghamshire, HP11 2AY

This application was withdrawn from the agenda prior to the meeting.

7 23/06128/FUL - 48 Eastwood Road, Stokenchurch, Buckinghamshire, HP14 3SW

Householder application for construction of single storey detached outbuilding for use as home office/gym.

This application was the subject of a site visit.

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

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

Resolved: that the application be approved.

8 Date and Time of Next Meeting

Wednesday 2 August 2023 at 6.30pm at King George V House, Council Offices, Amersham, HP6 5AW

9 Availability of Members Attending Site Visits (if required)

Resolved: that in the event it was necessary to arrange site visits on Tuesday 1 August 2023 in respect of the agenda for the meeting to be held on Wednesday 2 August 2023, the following members be invited to attend:

Councillors: D Johncock, C Oliver and M Turner