



# South Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the South Buckinghamshire Area Planning Committee held on Tuesday 6 February 2024 in High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB, commencing at 2.37 pm and concluding at 4.30 pm.

## Members present

T Egleton, P Griffin, G Hollis, D Johncock, N Marshall, Dr W Matthews, G Sandy and A Wheelhouse

## Others in attendance

M Breen-Haynes, L Hornby, M Jackson, B Robinson, K Stubbs and K Allnutt

## Apologies

M Bracken, S Chhokar and A Wood

## Agenda Item

### 1 Apologies for Absence

### 2 Declarations of Interest

### 3 Minutes

The minutes of the meeting held on 9 January 2024 were agreed as an accurate record.

### 4 **PL/23/2302/FA - Boundary Lodge, Black Park Cottages, Uxbridge Road. Iver Heath, SL3 6DL**

Conversion of a single dwelling (Black Park Ranger's accommodation) to two (part retrospective).

Members voted in favour of the motion to defer and delegate to the Director of Planning and Environment to grant conditional permission subject to the completion of a Memorandum of Understanding or an acceptable Planning Obligation, whichever is appropriate, to secure the required mitigation for Burnham Beeches SAC. Subject to the conditions as laid out in the officer's report.

**It was proposed by Councillor N Marshall and seconded by Councillor W Matthews**

**Resolved: that the application be deferred and delegated to the Director of Planning and Environment to grant conditional permission subject to the completion of a Memorandum of Understanding or an acceptable Planning Obligation, whichever is appropriate, to secure the required mitigation for Burnham Beeches SAC. Subject to the conditions as laid out in the officer's report.**

**5 PL/23/3361/FA - Ride Cottage, 4 Denmead Close, Gerrards Cross, SL9 7LX**

Proposed removal of existing roof and raising the new roof height to provide first floor habitable accommodation, new near gable roof extension, front, side and rear rooflights. Proposed new two storey front porch with glazing and pitched roof.

This application was the subject of a site visit.

Members voted in favour of the motion to approve the application in accordance with the officer's recommendation.

Speaking on behalf of Gerrards cross Town Council: Cllr J Chhokar

Speaking in objection: Ms C Gibbs

Speaking on behalf of the applicant: Ms L Nica

**It was proposed by Councillor N Marshall and seconded by Councillor T Egleton**

**Resolved: that the application be approved in accordance with the officer's recommendation.**

**6 PL/23/3402/FA - River View, Village Road, Denham, UB9 5BE**

Demolition of existing bungalow and erection of new 3-bed single storey 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:

- The proposal failed to comply with EP3 of the South Bucks District Local Plan (adopted March 1999, consolidated September 2007 and February 2011) given its siting, design and external materials were not considered to be compatible to the character of the site, the adjacent developments and the locality in general. The siting of the building would adversely affect the historic character of the site and the setting of nearby listed buildings, whilst the form, design and fenestrations did not respect and harmonise with surrounding buildings. The materials did not harmonise with the character of this part of the Conservation Area. The proposal did not comply with DEN2 of the Denham Neighbourhood Plan 2020 – 2036 (adopted January 2022) which dealt with design in Denham Village with the intention of maintaining

essential characteristics and new developments should take key features from the Conservation Area by reflecting the predominance of red brick, clay tiles and other materials, sustaining glimpses of the river and countryside to the south. The proposal did not comply with CP8 of the South Bucks District Core Strategy (adopted February 2011) as the proposed was not considered to be of a high standard of design which made a positive contribution to the surrounding area. It was not considered that the proposed meets the criteria for good design as it was unsympathetic to the local character and historic environment as required by the NPPF.

Speaking as Ward Councillor: Cllr J Chhokar

Speaking on behalf of Denham Parish Council: Mr D Wilson

Speaking in support: Mr M Brand

Speaking as agent and applicant: Mr D Parker and Mr D Smith

**It was proposed by Councillor G Hollis and seconded by Councillor R Griffin.**

**Resolved: that the application be refused for the reasons laid out above.**

- 7 Date of Next Meeting**  
**Thursday 29 February 2024 at 2.30pm. Please note the change of date.**  
**This meeting will be held at the Council Offices, Queen Victoria Road, High Wycombe, HP11 1BB.**
- 8 Availability of Members Attending Site Visits (if required)**