



East Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the East Buckinghamshire Area Planning Committee held on Tuesday 17 October 2023 in Amersham Council Chamber, King George V House, King George V Road, Amersham HP6 5AW, commencing at 6.30 pm and concluding at 8.40 pm.

Members present

I Darby, M Fayyaz, G Harris, C Jones, M Stannard, H Wallace, L Walsh, J Waters and S Wilson

Others in attendance

M Beech, E Cook, T Coppock, L Hornby, G Mansfield and M Shires

Apologies

M Flys, J MacBean and J Rush

Agenda Item

1 **Declarations of interest**

Councillor G Harris: Application number PL/22/4074/FA – declared a non-pecuniary interest due to living on the opposite side of the common. He declared that he was not pre-determined, that he had an open mind and would listen to the debate before voting on the application.

2 **Minutes of the previous meeting**

The minutes of the meeting held on 22 August 2023 were agreed as an accurate record.

3 **PL/22/4074/FA - St Leonards Church Hall, Glebe Way, Chesham Bois, HP6 5ND**

Redevelopment of the site to create a new multifunctional Parish Centre with café, day nursery building, replacement rectory with detached garage, 2 outbuildings to provide prayer room and substation/bin and bicycle store, associated parking and landscaping.

Members noted the written update.

Following a full debate, Members voted unanimously in favour of the motion to defer the application for the following reasons:

To allow officers to consider further the implications of the proposed development on the integrity of the Chiltern Beechwoods Special Area of Conservation (SAC). The site lies within the Zone of Influence of the SAC and Members disagreed with Officers' screening of the proposal that no likely significant effects would occur. They requested deferral of this planning application, subject to receipt of a satisfactory Appropriate Assessment for the site, considering potential usage against some different scenarios.

Speaking as Ward Member: Cllr D King

Speaking on behalf of Chesham Bois Parish Council: Cllr P Eckersall

Speaking in objection: Mr P Williams

Speaking in support: Dr C Baldwin

Speaking on behalf of the applicant: Mr D Clare

It was proposed by Councillor S Wilson and seconded by Councillor M Fayyaz.

Resolved: that the application be deferred for the reasons as stated above.

4 PL/23/1818/FA - Amersham School, Stanley Hill, Amersham, HP7 9HH

Single storey detached classroom building.

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

It was proposed by Councillor S Wilson and seconded by Councillor I Darby

Resolved: that the application be approved.

5 PL/23/2407/FA - 9 Pineapple Road, Amersham, HP7 9JN

Change of use to a Children's home for Buckinghamshire Council Leaving Care Service (Use Class C2) with installation of solar panel on rear roof slope.

Members voted in favour of the motion to approve the application subject to the following:

- The addition of a Condition for a Management Plan.
- The addition of a Condition for secure provision for bicycles

As set out below:

Management Plan

Prior to the first occupation of the development hereby approved a management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall demonstrate measures to be put in place to ensure that the property does not increase disturbance caused by the proposed use upon immediate neighbours. The facility shall thereafter be operated in accordance with the approved details.

Reason: To protect the residential amenities of neighbouring occupiers.

Cycle Storage

Prior to the first occupation of the development hereby permitted a plan demonstrating provision of secure cycle storage for the proposed use shall be submitted to and approved in writing by the Local Planning Authority. The development shall be retained in accordance with the approved details thereafter.

Reason: In the interests of promoting sustainable transport as part of the proposed development

Speaking in objection: Mr S Baker

Speaking on behalf of the applicant: Ms E Warner

It was proposed by Councillor I Darby and seconded by Councillor S Wilson.

Resolved: that the application be approved subject to the additional conditions as laid out above.

6 Date of next meeting

Tuesday 14 November 2023 at 6.30pm.

7 Availability of Members Attending Site Visits (if required)