



Buckinghamshire Council

Central Buckinghamshire Area Planning Committee

Minutes

MINUTES OF THE MEETING OF THE CENTRAL BUCKINGHAMSHIRE AREA PLANNING COMMITTEE HELD ON WEDNESDAY 6 MARCH 2024 IN THE OCULUS, BUCKINGHAMSHIRE COUNCIL, GATEHOUSE ROAD, AYLESBURY HP19 8FF, COMMENCING AT 2.30 PM AND CONCLUDING AT 6.32 PM

MEMBERS PRESENT

M Rand (Chairman), N Brown, M Caffrey, M Collins, P Cooper, R Khan BEM, R Newcombe (Vice-Chairman), G Smith, D Thompson and A Waite

Agenda Item

1 APOLOGIES

Apologies had been received from Councillors B Chapple OBE and P Irwin.

2 MINUTES RESOLVED

That the minutes of the meeting held on 7th February 2024 be agreed as a correct record.

3 DECLARATIONS OF INTEREST

Councillor G Smith declared a personal interest in agenda item 4, 23/0765/APP - Rose and Thistle PH, 6 Station Road, Haddenham in that he is a current Councillor of Haddenham Parish Council who have made representations on the application. Whilst Councillor Smith had attended meetings where the application had been discussed he confirmed that he remained open-minded and had not pre-determined the application.

4 23/03765/APP - ROSE AND THISTLE PH, 6 STATION ROAD, HADDENHAM

Proposal: Change of use from a public house (sui generis) with related C3 use to a single dwellinghouse (C3) with parking and amenity space at Rose and Thistle PH, 6 Station Road, Haddenham, Buckinghamshire, HP17 8AJ.

Members were advised that since agenda publication, two letters of objection had been received from CAMRA. Both had been published to the Council's website. In summary, CAMRA suggested that there was a fast-moving market for public houses with many different proprietorship models which had not been fully explored and they were critical of both the lack of trading data and the viability report.

Further, the below points of clarification were made in respect of the officer's report:

- Paragraph 7.11 should read '*No evidence has been provided that there is not a need for*

the facility.'

- Condition 2 should read '*If re-use is not possible details are to be submitted to and approved in writing by the Local Planning Authority.'*
- Condition 4 should refer to a singular electronic charging point as opposed to plural.

Public Speakers:

Buckinghamshire Councillor: Councillor Sue Lewin

Haddenham Parish Council: Councillor David Truesdale MBE

Objectors: Richard Hirst and Chris Thorogood

Agent: Jake Collinge

It was proposed by Councillor R Khan, seconded by Councillor G Smith and **defeated at a vote** that the application be deferred to assess whether the public had been given sufficient opportunity to participate in the meeting.

It was proposed by Councillor R Khan, seconded by Councillor G Smith and **defeated at a vote** that the application be refused on the basis that in the absence of marketing information and a coherent case of viability, it was not demonstrated that this application would not result in the loss of a community facility for which there was a demonstrable local need.

It was proposed by Councillor R Newcombe, seconded by Councillor D Thompson and

RESOLVED

That application 23/03765/APP be **approved** subject to the conditions as set out in the officer's report.

Note 1: A brief adjournment was taken at 3.28 p.m. to check a procedural matter. The meeting re-commenced at 3.39 p.m.

Note 2: Councillor M Collins left the meeting at 4.40 p.m. and did not participate in the concluding vote.

Note 3: Councillor R Khan BEM left the meeting at 5.10 p.m. at the conclusion of this item.

Note 4: A comfort break was taken at 5.10 p.m. at the conclusion of this item. The meeting re-commenced at 5.20 p.m.

5 22/00316/APP - LAND TO THE REAR OF 42 WORMINGHALL ROAD, ICKFORD

Proposal: Variation of condition 1 (approved plans) and 2 (boundary treatment) to amend the height/ design of sections of the boundary fencing relating to application 20/01531/ADP (Reserved matters application pursuant to outline planning permission 17/03322/AOP access, appearance, landscaping, layout and scale; conditions 3 (submit reserved matters application) 6 (landscaping) 8 (acoustic assessment) 9 (biodiversity) 10 (ecological mitigation) 12 (vehicular visibility splays) and 14 (footway)) at Land at and to the rear of 42 Worminghall Road, Ickford, Buckinghamshire.

Members' attention was drawn to the officer's report and were advised that implementation clauses were to be added to conditions 2, 3, 7, 8 and 9. Further, since agenda publication, two further letters of representation had been received which reiterated the points made within objections already received, these existing points had been outlined in the report.

Public Speakers:

Buckinghamshire Council: Councillor Sue Lewin

Agent and Applicant: Simon Handy and Andy Harvey

It was proposed by Councillor R Newcombe, seconded by Councillor D Thompson and

RESOLVED

That application 22/00316/APP be **approved** subject to the conditions as set out in the officer's report.

Note 5: Councillor M Caffrey left the meeting at 6.10 p.m. and did not participate in the vote.

6 AVAILABILITY OF MEMBERS ATTENDING SITE VISITS (IF REQUIRED)

Details of any site visits deemed appropriate by the Chairman to occur prior to an application's consideration at the next scheduled meeting of the committee would be communicated to Members as necessary.

7 DATE OF THE NEXT MEETING

3rd April 2024.