



Buckinghamshire Council

East Buckinghamshire Area Planning Committee

Minutes

MINUTES OF THE MEETING OF THE EAST BUCKINGHAMSHIRE AREA PLANNING COMMITTEE HELD ON TUESDAY 28 JULY 2020 VIA VIDEO CONFERENCE, COMMENCING AT 6.30 PM AND CONCLUDING AT 8.38 PM

MEMBERS PRESENT

C Jones (Chairman), N Rose (Vice-Chairman), D Bray, J Burton, J Gladwin, P Jones, J MacBean, J Rush, M Titterington, J Waters, J Wertheim and N Southworth

OTHERS IN ATTENDANCE

A Bacon and N Brown

Agenda Item

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

Councillor J MacBean declared a personal interest in application PL/19/4402/FA as some of those who had made objections to the application were known to her but they were not close associates.

3 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 30 June 2020 were agreed as an accurate record.

4 PL/19/1734/FA - SPRINGFIELD ROAD INDUSTRIAL ESTATE, SPRINGFIELD ROAD, CHESHAM, BUCKINGHAMSHIRE

Proposal: Redevelopment of site to provide 34 residential units with associated landscaping and infrastructure.

Notes:

- In addition to the consultation responses and representations noted in Appendix 1 of the officer report, an objection had been received from residents of the Springfield Road Estate

which objected to the applicant seeking support for the application by way of circulating cards to residents, raised concerns around access to the site and further degradation of the road, particularly with regard to construction vehicles and raised concern around parking problems.

- Since publication of the report, the Council's Landscape Advisor had raised no objections subject to the conditions outlined in the report being implemented. The Council's Renewable Energy Environmental Health Officer also raised no objection subject to condition 16 in the report being implemented.
- The Planning Officer advised that were the application to be approved, a number of conditions would be re-worded to allow demolition on site to commence whilst further details were submitted to the local planning authority for written approval and to allow a phased development of the site. Condition 12 which required the written approval of ecological enhancements would also be amended to require the implementation of those approved enhancements in due course. The Planning Officer also proposed a change to the wording of the recommendation to include amending the wording of the conditions and the delegation to be to the Service Director for Planning and Environment.
- Speaking as ward member: Councillor Noel Brown
- Speaking on behalf of Chesham Town Council: Councillor Tony Franks
- Speaking on behalf of the applicant: Mr Patrick Thomas

It was proposed by J Burton, seconded by J Rush and **resolved**:

That the application and wording of amended conditions be delegated to the Director of Planning and Environment to approve subject to conditions and the satisfactory prior completion of a Section 106 Planning Obligation Agreement relating to on site affordable housing and necessary education contributions. If the Section 106 agreement cannot be completed the application be refused for such reasons as considered appropriate.

Note: Councillor M Titterington left the meeting at 7.30 p.m. and took no part in the vote on the above application.

5 PL/19/4402/FA - LAND TO THE REAR OF 104-110 CHARTRIDGE LANE, CHESHAM, BUCKINGHAMSHIRE HP5 2RG

Proposal: Four new dwellings, garages and single storey rear extension to No. 108 with associated works, including: demolition works to No. 108, provision of vehicular access, parking, turning areas and landscaping.

Notes:

- Since publication of the officer report, additional drainage information had been submitted by the applicant and had been made available on the council's website. This information had been reviewed by the lead local flood authority and the application was subsequently amended by the applicant from an infiltration based approach to one connecting to the surface water sewer network which would require discussions to be held between the applicant and Thames Water. The lead local flood authority therefore requested further information on this matter, although accepted that the application site location was in an area at very low risk of surface water flooding and not proportionate to the scale of the development compared to other sites and as such the planning officers opinion was that were approval to be granted a condition could be imposed for a detailed drainage strategy to be provided and approved in writing prior to the commencement of development.
- Speaking as ward member: Councillor Alan Bacon
- Speaking on behalf of the objectors: Mrs Sue Cross and Mrs Joyce Morgan

It was proposed by D Bray, seconded by J MacBean and **resolved**:

That the application be deferred for consideration at a future meeting of the East Buckinghamshire Area Planning Committee to allow for the applicant to look at further improvements which could be made including to the layout of the site, access and amenity space and also for Officers to give further consideration to proposed conditions including pre-commencement conditions.

6 DATE AND TIME OF THE NEXT MEETING

The next meeting would take place on Tuesday 25 August 2020 at 6.30 p.m.