



# Buckinghamshire Council

## South Buckinghamshire Area Planning Committee

### Minutes

**MINUTES OF THE MEETING OF THE SOUTH BUCKINGHAMSHIRE AREA PLANNING COMMITTEE HELD ON TUESDAY 4 AUGUST 2020 VIA MICROSOFT TEAMS, COMMENCING AT 4.15 PM AND CONCLUDING AT 6.03 PM**

#### **MEMBERS PRESENT**

T Egleton (Chairman), D Anthony, S Chhokar, P Griffin, G Hollis, M Lewis, Dr W Matthews and R Reed

#### **Agenda Item**

**1 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Bradford and Councillor Gibbs.

**2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3 MINUTES**

The minutes of the meeting held on 7 July 2020 were agreed as an accurate record.

**4 PL/19/2305/FA - LAND AT HUNTERCOMBE PARK (FORMER PFIZER PHARMACEUTICALS), HUNTERCOMBE LANE SOUTH, BURNHAM, BUCKINGHAMSHIRE, SL6 0PH**

Proposal: Demolition of the existing office buildings (Use Class B1) and erection of 3 nos three storey and 2 nos four storey buildings to provide 165 residential flats (Use Class C3) (comprising 45 x 1 bedroom units, 113 x 2-bedroom units and 7 x 3-bedroom units), incorporating car parking, open space, landscaping, drainage and infrastructure works.

#### **Notes:**

- The Case Officer updated the Committee on developments since agenda publication. Consultation responses were received from Historic England who confirmed they did not wish to comment. Representation received from The Gardens Trust raised no objection, subject to additional landscape screening being secured along the Western boundary of the site. Following this, the applicant committed to providing additional landscaping in the form of trees and a 4 metre high hedge. The Case Officer confirmed to the Committee that the statutory consultation period for this additional consultation carried out ends on 21<sup>st</sup> August 2020.
- One additional objection had been received, but did not raise any new material planning

considerations. Reference was made to the impact of the development on property values but this is not a material planning consideration.

- Two further conditions were proposed by the Case Officer. Firstly, that a secure by design accreditation be obtained and complied with. Secondly, a condition stating that there shall be no further mechanical plant and equipment to be installed on any external façade and/or roof of the development without prior approval of the planning authority. Members proposed that the landscaping along the boundary with Wyeth Close be enhanced to provide screening between Wyeth Close properties and the proposed development, and that the landscaping condition be amended accordingly to secure this additional planting.
- Part 2 of the recommendation of the report on page 6 was amended to “That authority be delegated to the Service Director for Planning and Environment to refuse planning permission if a section S106 agreement cannot be agreed and completed, for the detailed reasons to be determined by the Service Director for Planning and Environment.....”as he considers appropriate”.”
- Speaking as a supporter: Mr Mark Reynolds
- Speaking as the agent: Mr Kieran Wheeler.
- Members expressed their thanks to Gary Murphy for his work and detailed report.

**It was proposed by Councillor W Matthews, seconded by Councillor M Lewis and RESOLVED:**

**That planning permission be granted subject to the conditions set out in the report with the additional conditions, amended landscaping condition and amended recommendation noted above.**

**5 PL/19/4036/FA - 121 HIGH STREET, BURNHAM, BUCKINGHAMSHIRE, SL1 7JZ**

Proposal: Internal and external restoration to house and outbuilding to create two dwellings; replacement of modern windows and doors with traditionally designed elements. Alterations to curtilage listed outbuilding including rear storey extension, addition of front and rear dormers and internal alterations. Change of use to dwelling (Use Class C3) only.

Notes:

- The Case Officer clarified that the first floor flat exists with retail on the ground floor. The proposed scheme seeks a change of use of the existing retail unit to a residential flat. It was clarified that Condition 12 relates to the proposed new dwelling from the outbuilding conversion.
- Paragraph 5.27 of the report was amended to state preserve rather than conserve.
- It was noted that Conditions 2 – 7 were amended to clarify the existing buildings on site. Condition 3 was amended that the materials were to match the existing textured finish of the existing cottage. Condition 4 was amended to ensure all windows and doors were uniform in appearance as well as being finished in matching materials. Condition 5 amended a typing error to replace “fixed” with “fitted”. Condition 6 was amended to remove reference to being fixed shut, only obscurely glazed.
- A condition was added that the proposed dormer in the south elevation of the proposed dwelling be fixed shut.
- A further condition was added to ensure the retention of the historic ground floor window.
- Speaking on behalf of the objectors: Mr Paul Riley and Mr Uday Patel
- Speaking on behalf of the agent: Mr Richard Dollamore

**It was proposed by Councillor W Matthews, seconded by Councillor M Lewis and RESOLVED:**

**That planning permission be granted subject to the conditions set out in the report with the additional conditions and amended conditions noted above.**

**6 PL/19/4037/HB - 121 HIGH STREET, BURNHAM, BUCKINGHAMSHIRE, SL1 7JZ**

Proposal: Part two storey/part single storey rear extension, two storey front extension with part garage conversion, first floor side extension over existing garage, additional windows to side elevation, changes to existing windows and doors, replacement roof, incorporating rear dormer, two front dormers and three side rooflights.

Notes:

- The Case Officer advised that condition 7 was amended to reference the drawing showing the property's door frames.
- A condition was added for the retention of the ground floor window within the flank elevation of the cottage fronting Gore Road.
- Paragraph 6.2 and 6.5 of the Officer's report were amended to remove any reference to planning permission, and replace with listed building consent.
- Speaking on behalf of the objectors: Mr Paul Riley and Mr Uday Patel

**It was proposed by Councillor W Matthews, seconded by Councillor M Lewis and RESOLVED:**

**That consent be granted subject to the conditions set out in the report with the amended condition and additional condition noted above.**