



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Tuesday 15 September 2020 in Microsoft Teams Meeting, commencing at 6.30 pm and concluding at 8.45 pm.

Members present

J Adey, M Asif, M Clarke, G Hall, J Langley, T Lee, S Raja, S Saddique, P Turner and C Whitehead

Others in attendance

G Peart (substitute), E Cook, L Hornby, A Nicholson, C Griffin, T Fowler and S Penney

Agenda Item

16 Apologies for Absence

Apologies were received from Councillors R Farmer and N Teesdale.

17 Declarations of Interest

There were no declarations of interest.

18 Minutes of the Last Meeting

The Minutes of the meeting held on 18 August 2020 were agreed as an accurate record.

19 20/05457/FUL - 114 Deeds Grove, High Wycombe, Buckinghamshire, HP12 3NZ

Change of use from 5-bed dwelling (C3) to an 8-bed House in Multiple Occupation (Sui Generis) facilitated by a single storey rear extension, two storey side extension, rear dormer and replacement front roof lights, widening of dropped kerb and hard surfacing to front of property.

Members voted in favour of the motion to refuse the application. In the opinion of the Local Planning Authority, the proposed material change of use to an 8 bedroom HMO was considered likely to result in an over intensive use of the site by reason of the following:

1. The increased comings and goings of occupiers, which would result in noise and disturbance often at irregular times of the day/night depending on the

occupiers' social patterns.

2. Increased levels of noise and disturbance that would occur as a consequence of the use of external spaces by residents and their guests and bedrooms in the summer months when windows are left open.
3. The transient nature of occupiers which was at odds with the more settled character of this single household dominated area.
4. Lack of sufficient parking, resulting partially from loss of on-street parking, to serve the needs of all the residents.
5. An insufficient number of internal communal facilities or appropriate level of external amenity space for the intensity of use proposed, to the detriment of the amenities of the occupiers.

The intensity of use was considered to result in a form of development which was at odds with the existing area to the detriment of its established character and the residential amenities of the neighbouring properties.

As such, the proposal was contrary to policies DM23 (Other Residential Uses), DM33 (Transport and Energy Generation), DM35 (Placemaking and Design Quality) and CP9 (Sense of Place) of the Wycombe District Local Plan (August 2019).

Speaking as Ward Members: Councillors Mrs Lesley Clarke OBE and Alan Hill.

Speaking on behalf of objectors: Mr Peter Newell.

Speaking as the Agent on behalf of the applicant: Mr Dan Hay.

It was proposed by Councillor C Whitehead, seconded by Councillor T Lee.

Resolved: That planning permission be refused for the reasons as laid out above.

- 20** **20/06141/FUL - 156 Spearing Road, High Wycombe, Buckinghamshire, HP12 3LA**
Householder application for construction of single storey rear extension with steps leading into garden.

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

It was proposed by Councillor S Raja and seconded by Councillor C Whitehead.

Resolved: That planning permission be granted.

- 21** **20/06339/FUL - Rackleys Farm , Marlow Road, Cadmore End, Buckinghamshire, HP14 3PP**

Demolition of existing rear extensions and erection of storm porch to front, two storey rear extension and change of use of existing farmhouse from dwellinghouses

(use class C3) to 6-bedroom hotel accommodation for guests in connection with use of Rackleys Farm as a wedding venue (use class C1).

Members voted in favour of the motion to approve the application in accordance with the officer recommendation and subject to the amendment in Condition 5 that planting should be 5 years and not 3 years.

Speaking as Ward Member: Councillor I McEnnis.

Speaking on behalf of objectors: Mr Paul Nicholas.

Speaking as the Agent on behalf of the applicant: Mr Jack Spence.

It was proposed by Councillor T Lee and seconded by Councillor S Saddique.

Resolved: That the application be approved in accordance with the officer recommendation subject to the amendment of Condition 5.

22 20/06436/FUL - The Old Village School Skirmett Road, Hambleden, Buckinghamshire, RG9 6RJ

Householder application for conversion of existing garage to residential annexe ancillary to the main dwelling, roof alternations to garage including replacement roof and insertion of 3 x conservation lights and associated external alterations.

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

Speaking as Ward Member: Councillor C Whitehead.

Speaking on behalf of objectors: Mr Peter Atkin.

Speaking as the Applicant: Mr Andrew Wallas.

It was proposed by Councillor S Raja and seconded by Councillor Councillor M Clarke.

Resolved: That the application be approved in accordance with the officer recommendation.

23 Date and Time of Next Meeting

The next meeting of the West Buckinghamshire Area Planning Committee would be held on Tuesday 13 October 2020 at 6.30pm.

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