



East Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the East Buckinghamshire Area Planning Committee held on Tuesday 12 January 2021 in via video conference, commencing at 6.30 pm and concluding at 9.29 pm.

Members present

C Jones, N Rose, D Bray, J Burton, J Gladwin, P Jones, J MacBean, J Rush, N Southworth, M Titterington, J Waters, and J Wertheim.

Agenda Item

1 Apologies for Absence

None.

2 Declarations of Interest

Regarding application PL/20/3571/FA, The Cottage Bookshop, Councillor Titterington explained that as he lived near to the application site knew the applicant and his father-in-law was the Chairman of the Parish Council who had objected to the application he decided to recuse himself when this item was considered by the Committee. Councillor Titterington left the meeting room for the duration of consideration of this item, and therefore did not participate in the consideration or determination of this item.

3 Minutes of the Previous Meeting

The minutes of the East Area Planning Committee meeting held on the 15 December 2020 were agreed as correct record.

4 PL/20/0401/FA - St Leonards Parish Centre, Glebe Way, Chesham Bois, Buckinghamshire, HP6 5ND

Proposal: redevelopment of the site to create a new multifunctional Parish Centre with cafe, day nursery building, replacement rectory with detached garage, additional staff dwelling, 2 outbuildings to provide prayer room and substation/bin and bicycle store, associated parking and landscaping.

Notes:

- The Planning Officer advised the Committee that there had been a further 11 objections received which did not raise any new material issues and Environmental Health had requested an amendment to proposed condition

21 regarding noise mitigation. There were also suggested amendments to Condition 16 regarding details and minor amendments to conditions regarding approvals in writing and implementation.

- Speaking as Buckinghamshire Ward members: Councillors Harris and Walsh.
- Speaking on behalf of some of the Objectors and the Save Chesham Bois Action Group: Mr M Carter.
- Speaking as a Supporter: Mrs L Dalheimer.
- Speaking on behalf of the Applicant: Mr D Clare.

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

That the application be refused for four reasons:

1. On the grounds that the proposed Parish Centre building and car park would neither preserve nor enhance the character or appearance of the Chesham Bois Conservation Area, due to the scale, mass and appearance, light spillage and loss of open space;
2. The proposed siting of the new rectory would be overly prominent and out of character with the layout of other buildings;
3. The car park would harm the amenity of the Old Rectory by reason of noise, disturbance and lighting;
4. The intensification of the access would lead to danger and inconvenience as a result of the visibility splays being blocked by parked cars.

An Informative advising the Applicant that more work was required to demonstrate a biodiversity net gain also be added to the Decision Notice.

Note 1: Councillor J Wertheim joined the meeting at 19:20. Councillor Wertheim did not participate in the debate or vote as he was absent for a significant portion of the consideration of this item and therefore did not hear all of the facts.

5 PL/20/0860/FA - Land at the rear of Five Acres and Trapps Lane and Pheasant Rise Chesham, Buckinghamshire

Proposal: demolition of existing garages and erection of four new dwellings (2 on site A and 2 on site B).

Notes:

- The case officer provided an update to the report since its publication. The wording of condition 7 had been amended to include the implementation of an appropriate landscaping scheme prior to occupation. Two further letters of objection had been received which did not raise any additional issues to those already expressed by residents.
- Speaking on behalf of the Town Council: Councillor Hudson.
- Speaking as an Objector: Ms A Cheetham.
- Speaking on behalf of the Applicant: Mr M Jones.

It was proposed by Councillor J MacBean, seconded by Councillor P Jones and **resolved:**

that the application be deferred to allow the applicant to submit further information in relation to parking and highways data, layout of parking spaces, bins, materials/style of housing, emergency vehicle access and footpath issues (access onto footpath by No 14).

Note 2: Councillor N Rose left the meeting at 20:43 and therefore did not participate in the vote on this item.

Note 3: Councillor M Titterington left the meeting at 20:54.

6 PL/20/3571/FA - The Cottage Bookshop, Elm Road, Penn, High Wycombe, Buckinghamshire, HP10 8LB

Proposal: change of use to 2 dwelling houses (Use Class C3) with associated alterations including addition of front porches and altered windows and doors (part retrospective).

Notes:

- Speaking as an Objector: Mr N King.
- Speaking on behalf of the Applicant: Mr J Unsworth.

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

that the application be deferred and delegated to the Director of Planning & Environment to grant conditional permission subject to the conditions as set out in the officer's report and an amended condition relating to screening, wording to be finalised in consultation with the local member.

7 Date and Time of the Next Meeting

Tuesday 9 February 2021.