



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Tuesday 2 March 2021 in Via Video Conference, commencing at 6.30 pm and concluding at 9.10 pm.

Members present

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

Officers in attendance

L Hornby, A Nicholson, K Asif, A-M Kenward, S Penney, C Power and R Steele

Agenda Item

1 Apologies for Absence

There were none.

2 Declarations of Interest

Councillor M Asif: 20/08050/FUL – declared an interest in the application due to being personally acquainted with the applicant. Councillor Asif stated he would withdraw from the meeting for the duration of the debate and voting on the application.

3 Minutes of the Last Meeting

The Minutes of the meeting held on 2 February 2021 were agreed as an accurate record.

4 20/05460/FUL - 2 Spinners Walk, Marlow, Buckinghamshire, SL7 2AL

Demolition of existing dwelling and replacement with new dwelling, landscape and boundary treatment.

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

Speaking as Ward Member: Councillor N Marshall

Speaking in objection: Ms Pat Reading

Speaking as the Agent on behalf of the Applicant: Mr Tom Reynolds

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

Resolved: that the application be approved.

5 20/07667/FUL - Land at 86 Chalkshire Road, Butlers Cross, Buckinghamshire, HP17 OTJ

Demolition/removal of the existing buildings and hardstanding and the erection of two detached dwellings with access, parking and amenity space.

After a thorough debate Members voted in favour of a motion that the application decision be delegated to the Service Director of Planning & Environment to grant conditional planning permission. The identified conflict of this decision with adopted planning policy was noted, and in reaching this decision Members were clear that very special circumstances existed:

- a) The site, due to its dilapidated appearance, extent of hardstanding, poor design and high close boarded fence, had a detrimental impact upon the Chilterns AONB, particularly from the adjacent public footpath and upon the street scene.
- b) The proposed development had a reduced impact upon the openness of the Green Belt when compared to the existing buildings and open storage areas. Their replacement with a high quality residential development, in the particular circumstances of this application, was considered to overcome the harm by inappropriateness of including some small areas of agricultural hardstanding within the site.
- c) Due to its location, poor quality buildings and association with the adjacent bungalow, the use of the land as a scattered business site was no longer practicable.
- d) It reduced the amount of hardstanding which would improve drainage and made best use of the land.

Speaking as Ward Councillor: Councillor Clive Harriss

Speaking in objection: Mr Rob Nicholson

Speaking on behalf of the Ellesborough Parish Council: Councillor Matthew McGrail

Speaking in support: Mr Rob Nichol

Speaking as the Agent on behalf of the Applicant: Mr Jake Collinge

It was proposed by Councillor T Lee and seconded by Councillor G Hall.

Resolved: that the application be approved for the reasons listed above.

6 20/07703/FUL - Land at 86 Chalkshire Road, Butlers Cross, Buckinghamshire, HP17 OTJ

Demolition/removal of the existing buildings and hardstanding and erection of one pair of semi-detached dwellings with associated bin stores, associated parking, amenity space and creation of new accesses from Chalkshire Road.

Members were cognisant of the previous decision reached with regard to a similar planning application earlier in the meeting. The additional access point and changes to

the layout including additional hardstanding were felt to be significant and detrimental to the character of the area. This harm was such that the very special circumstances weighed and balanced in the earlier decision did not overcome that harm. Members therefore voted in favour of the motion to refuse the application in accordance with officer recommendation.

Speaking as Ward Councillor: Councillor Clive Harriss

Speaking in objection: Mr Malcolm Crouch

Speaking as the Agent on behalf of the Applicant: Mr Jake Collinge

It was proposed by Councillor C Whitehead and seconded by Councillor M Clarke

Resolved: that the application be refused.

- 7 20/08050/FUL - 20 Spearing Road, High Wycombe, Buckinghamshire, HP12 3JR**
Householder application for construction of rear conservatory and steps (part retrospective).

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

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

Resolved: that the application be approved.

Councillor M Asif had declared an interest in the item and left the meeting for the debate and voting on the application.

- 8 20/08131/FUL - 9 Wendover Road, Bourne End, Buckinghamshire, SL8 5NS**
Householder application for construction of part two storey / part single storey front and rear extensions and single storey side extension following demolition of existing garage.

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

Speaking as Ward Member: Councillor D Johncock

Speaking in objection: Mr Neil Townsend

Speaking on behalf of Little Marlow Parish Council: Councillor Jason Downes

Speaking as the Agent on behalf of the Applicant: Mr Noel Devereux

It was proposed by Councillor M Clarke and seconded by Councillor T Lee.

Resolved: that the application be approved.

- 9 Date and Time of Next Meeting**
Tuesday 30 March at 6.30pm.

