



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Tuesday 30 March 2021 in Via Video Conference, commencing at 6.30 pm and concluding at 8.52 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

T Coppock, L Hornby, R Martin, A-M Kenward, C Power and C Steuart

Agenda Item

1 Apologies for Absence

There were none.

2 Declarations of Interest

Councillor S Raja: 20/05980/FUL – declared that he was a Ward Member for this application and that he would be speaking as a Committee Member not as a Ward Member.

3 Minutes of the Last Meeting

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

4 **20/05980/FUL - Land Rear of 33 to 45 Glynswood, High Wycombe, Buckinghamshire**

Construction of 5 x 1-bed flats, 11 x 2-bed flats, 6 x 2-bed houses, 26 x 3-bed houses and 2 x 4-bed houses (50 residential units in total), with associated landscaping, parking, amenity space and infrastructure.

Following a thorough debate, covering the impact on the green infrastructure, biodiversity, the highway network and parking provision, Members accepted the principle of residential development but voted unanimously in favour of the motion to refuse the application, contrary to officer recommendation, due to concerns that were raised, in particular that:

- The proposed development failed to deliver a landscape-led positive approach to design and layout to limit the impact of the development upon

the Area of Outstanding Natural Beauty.

- The proposal would create a hard urban edge, would lack sufficient new tree planting within the residential part of the site to soften and screen the development and relied on tree planting that would have insufficient prospect of long-term retention.
- The 3-storey development was out of character and keeping with the area and would impact on views of the Area of Outstanding Natural Beauty in which it was located, including from the Disraeli Monument.

The proposal was therefore contrary to Policy CP2 (Overall Spatial Strategy); Policy CP10 (Green infrastructure and the Natural Environment); Policy DM30 (The Chiltern's Area of Outstanding Natural Beauty) of the adopted Wycombe District Local Plan 2019.

Speaking as Ward Members: Councillor T Green and Councillor A Hussain

Speaking in objection: Mr T Mason

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

Resolved: that the application be refused.

Councillor N Teesdale left the meeting at 20:15 and did not vote on the application and took no further part in the meeting.

Councillor M Clarke left the meeting at 20:25 and took no further part in the meeting.

5 20/08072/FUL - 165 Blind Lane, Flackwell Heath, Buckinghamshire, HP10 9LE

Householder application for construction of two storey side extensions and single storey rear extension, roof alterations to create partial flat roof and second floor accommodation with rear facing balcony and associated external alterations.

Members voted in favour to refuse the application in accordance with officer recommendation.

Speaking as Ward Members: Councillor D Watson and Councillor D Johncock

Speaking as the applicant: Mr R Griffiths

It was proposed by Councillor C Whitehead and seconded by Councillor Mrs J Langley

Resolved: that the application be refused.

6 Date and Time of Next Meeting

Tuesday 27 April 2021 at 6.30pm.

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