



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Tuesday 27 July 2021 in Council Chamber, Buckinghamshire Council, Queen Victoria Road, High Wycombe, HP11 1BB - High Wycombe, commencing at 6.30 pm and concluding at 8.47 pm.

Members present

A Alam, M Ayub, A Baughan, P Drayton, I Hussain, D Johncock, N Marshall, C Oliver, S Raja, M Turner, P Turner and K Wood

Others in attendance

J Adams, K Asif, B Binstead, T Fowler, L Hornby, R Martin, C Power, H Smith and R Steele

Apologies

S Wilson

Agenda Item

1 **Declarations of Interest**

Councillor D Johncock: Application Numbers 20/05797/FUL and 21/05991/FUL. Declared an interest in both items as he had called them both to committee. He declared that he had attended meetings of the Chepping Wycombe Parish Council when discussions took place in relation to application number 21/05991/FUL where he had offered advice. He was not bound by the opinions of the Parish Council. He stated that he did not express any opinion on both applications and had an open mind, would listen to the debate and then come to a decision.

Councillor K Wood: Application Number 20/07949/FUL. Declared an interest as she had called the application to committee following concerns from residents. She confirmed that she had an open mind, would listen to the debate and then come to a decision.

2 **Minutes of the Last Meeting**

The Minutes of the meeting held on 29 June 2021 were agreed as an accurate record.

3 20/05797/FUL - Car Park, Old Kiln Road, Flackwell Heath, Buckinghamshire

Redevelopment of the existing car park to include the construction of four semi-detached houses and five flats, landscaping and parking.

Members voted unanimously in favour of the motion that they were minded to refuse permission for the following reason(s):

1. In the opinion of the Local Planning Authority, the proposal represented an overdevelopment of the site to the detriment of the character and appearance of the area and the amenities of local residents. The block of flats was of an unacceptable scale, bulk and mass and was sited close the road, resulting in an overbearing, dominant and un-neighbourly form of development that would be detrimental to the character and appearance of the area. As such the development conflicted with Policies CP9 (Sense of Place) and DM35 (Placemaking and Design Quality) of the Adopted Wycombe District Local Plan.

In addition, given the concerns in respect of parking the Committee resolved that a parking survey be undertaken and that if this revealed a parking problem in the locality, a second reason for refusal should be included as follows:

2. In the opinion of the Local Planning Authority, the redevelopment of the car park would result in the loss of an area of land which had the function of providing off-street parking for users of the facilities in Flackwell Heath. The proposed redevelopment would remove the parking use from this land, contrary to condition 7 of planning permission WR/855/71, thereby resulting in displaced parking on the highway in an area that is already subject to intensive on-street parking. As a consequence, the development was likely to lead to the loss of amenity for local residents and danger and inconvenience to users of the highway. The development therefore conflicted with Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation) and DM35 (Placemaking and Design Quality) of the Adopted Wycombe District Local Plan.

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

Speaking on behalf of Chepping Wycombe Parish Council: Parish Councillor A Barron

It was proposed by Councillor D Johncock and seconded by Councillor K Wood.

Resolved: that the application be refused for the reasons given above.

Councillor P Drayton entered the room after the item had commenced. She did not take part in the debate or voting on the application as she had not been present for the entire item.

4 20/07949/FUL - Park House, 38 Station Road, Loudwater Buckinghamshire, HP10 9UN

Erection of pitched roof and creation of 1 x 2-bed and 2 x 1-bed additional flats in roof space with associated car/cycle parking, landscaping works and re-arrangement of the waste storage facilities.

Members voted on a motion to refuse the application. That vote was defeated.

Members then voted in favour of the motion to approve the application subject to the reduction in size of the balconies by 0.75m.

Speaking as Ward Member: Councillor K Wood

Speaking in objection: Ms M Brown (on behalf of the Park House Residents)

Speaking on behalf of Chepping Wycombe Parish Council: Parish Councillor A Barron

Speaking as the agent on behalf of the applicant: Ms C Mastrandrea

It was proposed by Councillor A Alam and seconded by Councillor P Turner.

Resolved: that the application be approved subject to the balconies being reduced in size by 0.75m.

Councillor K Wood wished it to be recorded that she voted against the second motion.

5 21/05868/FUL - Stables, Denner Hill Road, Denner Hill, Buckinghamshire

Erection of side extension to existing stable block to provide 'foaling stable' and tractor shed.

Members voted unanimously in favour of the motion to approve the application.

It was proposed by Councillor P Turner and seconded by Councillor S Raja.

Resolved: that the application be approved.

6 21/05991/FUL - 24 & 15 The Meadows, Flackwell Heath, Buckinghamshire, HP10 9LX

Householder application for construction of part single, part two storey front/side extension following demolition of existing detached garage, single storey rear conservatory and a 2 storey basement with link to 15 Meadows on upper basement level and swimming pool on lower basement level.

Members voted in favour of the motion to approve the application subject to an amendment of Condition 4 to cover considerate construction hours.

Speaking as Ward Member: Councillor D Johncock

Speaking on behalf of Chepping Wycombe Parish Council: Parish Councillor A Barron

Speaking as the applicant: Mr M Durston

It was proposed by Councillor D Johncock and seconded by Councillor P Turner.

Resolved: that the application be approved subject to an amendment of Condition 4 to cover considerate construction hours.

- 7 Date and Time of Next Meeting**
Tuesday 17 August 2021 at 6.30pm.