



Buckinghamshire Council

East Buckinghamshire Area Planning Committee

Minutes

MINUTES OF THE MEETING OF THE EAST BUCKINGHAMSHIRE AREA PLANNING COMMITTEE HELD ON TUESDAY 16 JUNE 2020 VIA VIDEO CONFERENCE, COMMENCING AT 6.30 PM AND CONCLUDING AT 9.56 PM

MEMBERS PRESENT

N Rose (acting as Chairman), D Bray, J Burton, J Gladwin, P Jones, J MacBean, N Rose, J Rush, N Southworth, J Waters and C Wertheim

Agenda Item

1 ELECTION OF CHAIRMAN

It was proposed by Councillor N Rose that Councillor C Jones be elected Chairman of the East Area Planning Committee for the ensuing year. This proposal was seconded by Councillor J Rush and agreed at a vote.

Resolved:

That Councillor C Jones be elected Chairman of the East Area Planning Committee for the municipal year 2020-21.

2 APPOINTMENT OF VICE-CHAIRMAN

It was proposed by Councillor J MacBean that Councillor N Rose be appointed Vice-Chairman of the East Area Planning Committee for the ensuing year. This proposal was seconded by Councillor J Gladwin and agreed at a vote.

Resolved:

That Councillor N Rose be appointed Vice-Chairman of the East Area Planning Committee for the municipal year 2020-21.

In the absence of Councillor C Jones, Councillor N Rose took the Chair.

3 APOLOGIES FOR ABSENCE

Apologies were received from Councillors C Jones and M Titterington.

4 DECLARATIONS OF INTEREST

Councillor J Burton declared a personal and prejudicial interest in application CH/2017/0290/FA as the applicant was known to her. Councillor Burton would not take part in the discussion and subsequent vote. Councillor D Bray declared a personal and prejudicial interest in application

PL/19/4110/FA as a member of Chalfont St Giles Parish Council where he had attended meetings at which the application had been discussed. Councillor Bray would not take part in the discussion or subsequent vote.

5 VIRTUAL MEETING PROCEDURAL RULES

The Committee received a report setting out the procedural rules that would apply to virtual meetings whilst physical meetings were unable to take place.

Resolved:

That the Virtual Meeting Procedural Rules be noted.

6 REPORT ON DEFERRED APPLICATION

CH/2017/0290/FA – Land to the North of Heath End Road, Little Kingshill, Buckinghamshire

Proposal: Siting of temporary rural workers' dwelling, erection of general purpose agricultural building and yard, formation of farm track.

Notes

- Having declared a personal and prejudicial interest in this application Cllr Burton left the meeting for the duration of this item
- Prior to the meeting the agent had requested that the application be deferred to enable the submission of further amended proposals which sought to overcome the objections identified in the officer report. The agent had been informed that the application would not be withdrawn from the agenda at this stage, particularly as unauthorised development had already taken place on site, although the application was open to be formally withdrawn with the option to submit a new application which would not incur a fee. Amended proposals were received from the agent the day prior to this meeting and therefore having been received too late would not be discussed as part of this application.
- Speaking as an objector: Mr Ian Sherborn
- Speaking as a supporter: Mr Richard Bradstock
- Speaking as the applicant: Mr Sapsford

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

That the application be refused for the reasons as set out in the officer report.

7 REPORT ON MAIN LIST OF APPLICATIONS

Councillor Burton re-joined the meeting

PL/19/3623/FA – Merchants Yard, Elm Road, Penn, High Wycombe, Buckinghamshire, HP10 8LF

Proposal: Part two storey/part single storey side extension with rear gable to replace existing rear gable extension, rear dormer roof extension to accommodate habitable space in loft. New front and rear rooflights and changes to windows.

Notes:

- Written statement read out from objector: Ms Marian Raszpla
- Speaking for the applicant, the agent: Mr Tom Gresford

It was proposed by Councillor P Jones, seconded by Councillor D Bray and **resolved:**

That conditional permission be granted subject to the conditions and informative set out in the officer report.

PL/19/3820/FA – Land to rear of Elmcroft, The Green, Ley Hill, Buckinghamshire, HP5 3QR

Proposal: Erection of detached dwelling.

Notes:

- Written statement read out on behalf of objectors: Mr and Mrs Johnson
- Speaking for the applicant, the agent: Mr James Reynolds

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

That the application be refused for the reasons as set out in the officer report.

PL/19/3828/FA – Beechwood Park, 70 Beech Tree Road and Land to the rear of 72-76 Beech Tree Road, Holmer Green, Buckinghamshire, HP15 6UT

Proposal: Erection of two detached dwellings with integral garages and creation of revised vehicular access.

Notes:

- Speaking as Ward Member: Cllr Peter Martin
- Speaking on behalf of Little Missenden Parish Council: Ms Helen Hogan
- Speaking as an objector: Mr David Cook
- Speaking for the applicant, the agent: Mr Mark Longworth

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

That the application be refused for the following reasons:

- The proposal was out of character for the area and not in keeping with the general scale and height and character of buildings in the locality of the application site contrary to Policy GC3.
- The siting, height, width and overall scale would make the proposed dwellings appear overbearing and visually intrusive which would be harmful to the amenities of neighbouring properties.

PL/19/3854/FA – Bramblings, 43 Denham Lane, Chalfont St Peter, Buckinghamshire, SL9 0EP

Proposal: Demolition of existing dwelling and erection of a new dwelling (Amendment to approved consent CH/2017/1788/FA)

Speaking as an objector: Mr Daniel Faust

It was proposed by Councillor J Rush, seconded by Councillor J Wertheim and **resolved:**

That the application be refused on the basis of a perception of overlooking due to the size of the side dormer and its proximity to the neighbouring dwelling which would be harmful to the amenities of the neighbouring property.

Councillor J Burton requested that her vote 'against' this motion be recorded.

At the request of Cllr P Jones this matter will be referred to the Council's Enforcement Team as unauthorised development has commenced.

PL/19/4110/FA – Chiltern Cottage, 8 Dibden Hill, Chalfont St Giles, Buckinghamshire, HP8 4RD

Proposal: Demolition and reconstruction of a new single dwelling house with associated works.

Notes:

- Having declared a personal and prejudicial interest in this application Cllr Bray left the meeting for the duration of this Item
- Two further conditions were proposed. One was to condition that the flank windows would be obscurely glazed and the second to condition that no additional windows would be inserted in the flanks.
- The Planning Officer advised that the wording to condition 3 would be amended to read 'no development shall commence until' rather than 'prior to the commencement of any work on site'.
- Written statement read out on behalf of objector: Mr Bernard Bedford
- Speaking as the applicant: Mrs Sophie Dunn

It was proposed by Councillor J Rush, seconded by Councillor N Southworth and **resolved:**

That conditional permission be granted subject to the conditions set out in the report with the addition of the two conditions noted above and on the basis that the detailed plans, which show the ground levels and proposed slab and final floor levels of the dwelling as would be discharged by condition 3 be approved by the Chairman of the Committee when submitted to the local planning authority.

Councillor Bray re-joined the meeting

PL/19/4163/FA – Chestnut House, Broombar Lane, Great Missenden, Buckinghamshire, HP16 9JD

Proposal: Redevelopment of site to provide 2 detached dwellings with vehicular access, associated hardstanding, landscaping and car parking.

- One additional letter of objection had been received which had been seen by all members.
- The wording at the start of conditions 3, 10 and 13 would be amended to read 'No development shall commence until...'

- Condition 9 would be amended to read that ‘the proposed first floor level window in the south flank elevation of plot 1 shall be obscurely glazed and non-opening and shall be maintained in this condition thereafter’.
- Condition 12 will be amended so that ‘left’ and ‘right’ were replaced with ‘north’ and ‘south’.
- Speaking on behalf of Great Missenden Parish Council: Cllr Simon Rhodes
- Speaking as an objector: Mr Robert Gibson
- Written statement read out on behalf of the agent: Mr David Holmes

It was proposed by Councillor P Jones, seconded by Councillor N Southworth and **resolved:**

That conditional permission be granted subject to the conditions and informatives as set out in the officer report with the amendments to the conditions noted above.