

**HUGHENDEN PARISH COUNCIL
PLANNING COMMITTEE**
Minutes of the meeting held on Thursday 30th April 2015
At the Council Offices commencing at 8.00 pm

UNCONFIRMED

<p>Present: Cllr. R Gould (Chairman) Cllr. I Guy Cllr. D Hackling Cllr. P Nicholls</p> <p>In attendance: Officer: Jill Armshaw (Deputy Clerk) There were no members of the public present. The meeting started at 8.00 pm.</p>	
Minute 15P063	The Chairman thanked Cllr. Guy for being a stalwart member of the Planning Committee for many years. The Chairman thanked Cllr. Guy for his clever and considered contributions and said he was sorry Cllr. Guy was retiring from Hughenden Parish Council.
1 15P064	Apologies for absence There were no apologies for absence.
2 15P065	Disclosure of interest There were no disclosures of interest.
3 15P066	Minutes RESOLVED: That the minutes of the meeting of the Planning Committee held on Thursday 9 th April 2015 be approved as a true record and signed by the Chairman.
4 15P067	Matters arising to note Consideration of 'variance' criteria in Appendix 1, Review of Decisions (Cllr. I Guy) There was discussion as to whether consultee comments made by Hughenden Parish Council be considered at variance with the decisions made by Wycombe District Council. After consideration, criteria for establishing 'variance' were agreed by members.
5 15P068	Public questions, comments or representations There were no members of the public present.
6 15P069	Correspondence to note a) Woodlands Farm, Spurlands End Farm, Great Kingshill Cllr. I Guy gave an update regarding this property. b) Buildbase, Valley Road, Hughenden Valley 15/05100/FUL Erection of replacement roof (retrospective). The Deputy Clerk reported that Wycombe District Council Planning Committee considered this application on 18 th March 2015 and again on 29 th April 2015. WDC have decided the following: It is considered that the replacement roof, by virtue of the colour and reflective materials used, contrasts with the character and visual amenity of views from the Valley Road, character of the adjoining village, and from the publically-accessible walking routes on the western valley slopes. The proposed development has a significant adverse effect upon the Chilterns Area of Outstanding Natural Beauty and The Chilterns National Landscape Character Area. Wycombe District Council served a Notice requiring: <ul style="list-style-type: none"> • Removal of the metallic roofing sheets entirely from the site

Chairman's initials:

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	<ul style="list-style-type: none"> • Dispose of the metallic roofing elements in an appropriate manner • Re-roof the sections where the metallic panelling has been removed in a roofing material that matched the previous roofing material in design, style and appearance.
7 15P070	Review of decisions RESOLVED: That the review of decisions be noted. See Appendix 1 attached.
8 15P071	Applications for consideration RESOLVED: That the following comments be submitted to WDC. See Appendix 2 attached. Application 14/08212/FUL Hoppers Farm, Cockpit Road, Great Kingshill Demolition of existing office building and ancillary building and erection of 3 x 5 bed and 1 x 4 bed detached dwellings with attached garages, associated parking and access. The record reflects that there was a full and lengthy discussion concerning this application. There were no members of the public present nor were there any representations received.
9 15P072	Community Infrastructure Levy There were no items.
10 15P073	Strategic Action Plan There were no items.
11 15P074	Matters of report There were no matters of report.
15 15P075	Date of the next meeting Thursday 21 st May 2015 at 8.00 pm.
	The meeting closed at 9.33 pm.

Signed by the Chairman:

Date:

Chairman's initials:

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**Review of Decisions
Appendix 1**

WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
15/05224/FUL	50 Windmill Lane Widmer End HP15 6AT	Householder application for construction of roof extensions and alterations, insertion of a rear dormer window and a gable window to front and single storey rear extension (alternative scheme to that permitted under 14/05832/FUL)	No objection provided there is no intrusion on neighbours.	Application permitted	No
15/05325/FUL	Land Between Madeira and Highfield Windmill Lane Widmer End	Erection of two storey detached 4-bed dwelling with detached single garage to side, creation of new access with associated parking & landscaping	Hughenden Parish council has no objection provided the application conforms with Green Belt and AONB regulations.	Application refused	Yes
15/05194/FUL	1 & 1A Cowslip Road Widmer End HP15 6BJ	Change of use of existing ancillary granny annexe to 1 x 1 bed dwelling to be used as a separate dwelling with associated parking.	The applicant is a Hughenden Parish Council Councillor however we have no objection to the application.	Application permitted	No
15/05341/FUL	10 Bayley Gardens Naphill HP14 4QW	Householder application for construction of single storey side / front extension following demolition of existing detached garage	No objection provided there is no intrusion on neighbours	Application permitted	No
15/05614/FUL	Beehive Cottage Downley Road Naphill HP14 4RQ	Erection of two storey side/rear extension and subdivision of property to re-instate Beehive Cottage as a pair of semi-	No objection	Application permitted	No

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WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
		detached dwellings			
15/05431/FUL	Drummers Cockpit Road Great Kingshill HP15 6ER	Householder application for construction of single storey rear extension and first floor side extension over existing garage	No objection	Application permitted	No

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**Applications for Consideration
Appendix 2**

WDC Reference	Location	Description	HPC Comment
14/08212/FUL	Hoppers Farm Cockpit Road Great Kingshill HP15 6ES	Demolition of existing office building and ancillary building and erection of 3 x 5 bed and 1 x 4 bed detached dwellings with attached garages, associates parking and access	Provided this application complies with Green Belt and AONB regulations and there is no adverse effect on neighbouring properties and that vehicle activities are not increased, then Hughenden Parish Council have no objection.
15/05837/FUL	21 Cowslip Road, Widmer End HP15 6BJ	Householder application for construction of single storey front extension, insertion of 3 x rooflight to front roofslope and construction of boxed dormer to rear in connection with conversion of loft to provide additional living accommodation. Dropped kerb to front to create parking area.	Hughenden Parish Council object to the application on the grounds that the rear dormer window is out of keeping with the adjoining terraced properties and would constitute an intrusion. The Council also objects to the single storey single extension as it is out of keeping with adjoining properties and the Council objects to the dropped kerb as this will set a precedent for cars to be parked in front of the properties.
15/05880/FUL	Caprigo Bryants Bottom HP16 0JT	Householder application for insertion of window to front and construction of conservatory to rear.	Hughenden Parish Council object to this application as this with previous extensions exceeds the 50% rule in Green Belt.
15/05983/FUL	22 Moseley Road Naphill HP14 4SQ	Householder application for construction of single storey side / rear extension.	No objection provided no intrusion on neighbours.
15/05937/FUL	Little Orchard, Missenden Road Great Kingshill HP15 6EB	Householder application for construction of roof extensions and alterations to include window to each gable in connection with creation habitable rooms in roof space.	No objection.
15/05749/FUL	Hillview North Road Widmer End HP15 6ND	Householder application for construction of single storey rear extension	No objection.
15/05772/FUL	1 Campion Road Widmer End HP15 6BU	Householder application for construction of single storey front extension	Provided there is no intrusion on neighbours, then the Parish Council has no objection.