

**HUGHENDEN PARISH COUNCIL
PLANNING COMMITTEE**
Minutes of the meeting held on Thursday 15th September 2016
At the Council Offices commencing at 8.00 pm

CONFIRMED

Present: Cllr. R Gould (Chairman), Cllr. P Gieler, Cllr. K Gilmour, Cllr. C Waterton	
In attendance: Officer: Laura Ripley (Clerical Assistant) There were 4 members of the public present. The meeting started at 8.00 pm.	
Minute	
1 16P171	Apologies and approval of absences There were no apologies for absence.
2 16P172	Declarations of interests There were no declarations of interests.
3 16P173	Minutes RESOLVED: That the minutes of the meeting of the Planning Committee held on 25 th August 2016 be approved as a true record and signed by the Chairman.
4 16P174	Matters arising Application 14/07202/MDS106 – Former Shana Riding School – letter was written on 18 th July 2016 to Ms Tollitt, Head of Planning & Sustainability WDC and correspondence back stated that the colleague dealing with it was away. Still no response, so further letter to be written asking for an urgent response.
5 16P175	Public participation There were 4 members of the public present.
6 16P176	Correspondence There was no correspondence to note.
7 16P177	Review of planning application decisions RESOLVED: That the review of decisions be noted. See Appendix 1 attached.
8 16P178	Planning applications for consideration RESOLVED: That the following comments be submitted to WDC. See Appendix 2 attached.
9 16P179	Community Infrastructure Levy There were no items.
10 16P180	Strategic Action Plan There were no items.
11 16P181	Matters of report There were no matters of report.
15 16P182	Date of the next meeting Thursday 6 th October at 8.00 pm.
16P183	The meeting closed at 9.25 pm.

Chairman's initials:

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Signed by the Chairman:

Date:

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**Review of Planning Application Decisions
Appendix 1**

WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
16/05053/FUL	Uplands Conference House and Training Centre Four Ashes Road Cryers Hill Buckinghamshire HP15 6LB	Demolition of former coach house block and erection of new two storey building providing 1 x 1-bed, 10 x 2-bed & 2 x 3-bed self-contained flats. Conversion of former Conference Centre buildings including extensions & alterations to provide a terrace of 1 x 2-bed & 2 x 2-bed houses, 1 x 3-bed detached dwelling & 42 x 1,2 & 3-bed flats with reception area/offices/storage to ground & first floor of Central Block (59 dwellings in total). Highway works to Four Ashes Road, to include provision of a footpath beside Four Ashes Road between the site and Cryers Hill, alterations to site access, amendment to parking layout within site, boundary treatment, landscaping & associated ancillary works	<p>The Parish Council objects to these applications for the following reasons: -</p> <p>1. The result of building 59 homes on this site will have a major impact on the infrastructure, community amenities, and the local school, especially with development of Terriers Farm and therefore would be totally unacceptable.</p> <p>2. The increase level of traffic movements at peak times on a 50mph road will put road safety at risk to cars, cyclists and walkers. The previous movements from the conference centre were of a different pattern despite the figures shown in the applications.</p> <p>3. The proposal to build a footpath has not been shown to be practical and to reduce the width of the Four Ashes Road, which is already narrow and dangerous, would result in an even worse</p>	Permission with Planning Obligation	Yes

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WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
			<p>situation than it is currently. There is no public transport in Four Ashes Road or Cryers Hill as indicated in the response to the Transport Document produced by Transport Planning Association.</p> <p>4. The parking facilities on the site are not realistic even at 118 for 59 homes as when visitors or any increase of family numbers occur it would result in a substantial different requirement.</p> <p>5. The Environmental Services has made it plain that there is insufficient information regarding surface water management and the Strategic Management Team at BCC objects to the proposed development. A comprehensive drainage strategy should be submitted to demonstrate that a compliant drainage design could be achieved.</p> <p>6. The removal of trees and hedges in this</p>		

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WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
			Green Belt and AONB area would have a major impact on the appearance of the surrounding important rural area. If minded to be approved these two applications should be considered by the WDC Planning Committee.		
16/06314/FUL	Laburnum Cottage Cockpit Road Great Kingshill Buckinghamshire HP15 6EU	Demolition of existing dwelling and erection of a pair of 2-bed semi-detached cottages with widening of existing access to Cockpit Road and creation of new access to Common Road with associated parking and landscaping and bin stores	The Parish Council has no objection	Application permitted	No
16/06514/FUL	K Sera Bryants Bottom Road Bryants Bottom Buckinghamshire HP16 0JU	Householder application for construction of single storey rear extension and detached side single garage with study to rear	The Parish Council has no objection provided that there is no intrusion on neighbours.	Application refused	No
16/06612/LBC	Stable Barn Church Farm Valley Road Hughenden Valley Buckinghamshire HP14 4LB	Listed Building application for insertion of one velux window to front & one velux window to rear, erection of flue pipe to rear elevation with partial replacement of roof tiles & internal alterations	No objection provided this application meets Listed Building regulations in Green Belt and AONB	Application permitted	No
16/06823/FUL	235 Main Road Walters Ash Buckinghamshire HP14 4TH	Householder application for erection of single storey side and rear extensions linked to existing stores	No objection.	Application permitted	No
16/06969/FUL	28 Windmill Lane Widmer End Buckinghamshire	Householder application for demolition of	Original comment made 4th Aug 2016:	Application permitted	Yes

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WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
	HP15 6AF	existing single storey side addition and construction of part two storey, part single storey side/rear extension	Hughenden Parish Council object to this application as it is overdevelopment of the site and not in keeping with street scene. NOTE: same response to amended plans considered on 25/08/2016		
16/06995/FUL	15 Frogmore Close Hughenden Valley Buckinghamshire HP14 4LN	Householder application for construction of single storey side extension (part retrospective)	No objection	Application permitted	No
16/07072/FUL	14 Coombe Gardens Hughenden Valley Buckinghamshire HP14 4PD	Householder application for construction of two storey side and single storey front/side/rear extension with fenestration alterations	No objection	Application permitted	No
16/07150/FUL	Sunset Cottage Warrendene Road Hughenden Valley Buckinghamshire HP14 4LX	Householder application for construction detached shed in rear garden	No objection	Application permitted	No
16/07168/FUL	Snowdrops Cottage Warrendene Road Hughenden Valley Buckinghamshire HP14 4LX	Householder application for construction of detached shed in rear garden	No objection	Application permitted	No

Planning Applications for Consideration
Appendix 2

WDC Reference	Location	Description	HPC Comment
16/07073/FUL	King Georges Recreation Ground Coombe Lane Hughenden Valley Buckinghamshire	Erection of a multi-use games area (MUGA) with alterations to existing ground levels with path, 6 x floodlights and fencing.	No objection provided a public consultation takes place before a decision is made. If this does not happen this application should be considered by the WDC planning committee
16/07134/FUL	Brimmers Farm Windmill Lane Widmer End Buckinghamshire HP15 6AL	Demolition of existing attached hay barn and erection of new hay barn attached to rear of existing livestock barn.	No objection
16/07170/FUL	The Farmhouse Speen Road North Dean Buckinghamshire HP14 4NG	Demolition of existing field shelter and erection of replacement larger timber clad field shelter	No objection
16/07048/FUL	Ivy Cottage Bryants Bottom Road Bryants Bottom Buckinghamshire HP16 0JS	Erection of 1 x 5 bed dwelling	Hughenden Parish Council objects to this new dwelling as it is inappropriate development on Green Belt and AONB land.
16/07157/FUL	16 Candytuft Green Widmer End Buckinghamshire HP15 6BX	Householder application for construction of part single storey, part two storey, part first floor front extension and two storey rear extension	No objection
16/07187/FUL	139 Main Road Naphill Buckinghamshire HP14 4SB	Householder application for erection of new front porch following removal of existing	No objection
16/07298/FUL	Cherry Coombe Coombe Lane Naphill Buckinghamshire HP14 4QX	Householder application for raising of roof, roof extensions/alterations demolition of existing garage and construction of single storey side extension	No objection
16/07273/FUL	Homelands Clappins Lane & Baltic House Stonefield Road Naphill Buckinghamshire HP14 4SP	Demolition of two existing dwellings and erection of 4 detached 4-bed dwellings, Plots 1,3 & 4 with integral garages & Plot 2 with detached single garage. Alteration to existing access for Plot 2, creation of a new access from Clappins Lane for Plot 1 with creation of two new accesses from Stonefield Road to Plots 3 & 4 with associated parking and landscaping	No objection provided there is no intrusion on neighbours and the traffic generated by the new accesses does not exacerbate the current traffic situation in Clappins Lane.
16/07483/PNP16A	CTI Site Stocking Lane Hughenden	Prior Notification for the installation of 3 no. antennas and	No comment

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WDC Reference	Location	Description	HPC Comment
	Valley Buckinghamshire	3 no. mast head amplifier units on an existing headframe on the existing 35m high tower, together with support bracketry, feeder cables and ancillary development	

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