

**HUGHENDEN PARISH COUNCIL  
PLANNING COMMITTEE**  
Minutes of the meeting held on Thursday 8<sup>th</sup> March 2018  
At the Council Offices commencing at 8.00 pm

**UNCONFIRMED**

<b>Present:</b> Cllr. K Gilmour (Acting Chairman), Cllr P Gieler, Cllr P Nicholls (deputising), Cllr C Waterton	
<b>In attendance:</b> Officer: Jill Armshaw (Deputy Clerk) There were four members of the public present The meeting started at 8.02 pm	
<b>Minute</b>	
<b>1</b> <b>18P030</b>	<b>Public participation</b> Three members of the public spoke concerning application 18/05387/FUL land north of Silver Birches, Valley Road, Hughenden Valley. One member of the public spoke concerning application 18/05342/CLE Hogtrough Smallholding, Louches Lane, Naphill. Members noted comments made by members of the public.
<b>2</b> <b>18P031</b>	<b>Apologies and approval of absence</b> Apologies with reasons for absence were received and accepted from Cllr R Gould.
<b>3</b> <b>18P032</b>	<b>Declarations of interests</b> There were no declarations of interests.
<b>4</b> <b>18P033</b>	<b>Minutes</b> <b>RESOLVED:</b> That the minutes of the meeting of the Planning Committee held on 15 <sup>th</sup> February 2018 be approved as a true record and signed by the Chairman.
<b>5</b> <b>18P034</b>	<b>Correspondence</b> a) Application for Certificate of Lawfulness of existing use or development in respect of Hogtrough Smallholding, Louches Lane, Naphill, High Wycombe, HP14 4QH. Reference: 18/05342/CLE  It was AGREED to submit the following comment: <i>The Council is aware that residents living near Hogtrough Smallholding have concerns regarding the validity of this application.</i>  b) Notification of Appeal at Beechwood House, Cryers Hill Lane, Cryers Hill, HP15 6AA Householder application for construction of single storey side/rear extension Appeal reference: APP/K0425/D/17/3191118  It was AGREED to submit the following comment: <i>The Council objects as the application does not comply with Green Belt and AONB regulations.</i>  c) Notification of Appeal at Kingsfisher Lodge, Cryers Hill Road, Cryers Hill, HP15 6JS Householder application for construction of a single storey conservatory to rear with dormer roof eaves modification to existing roof. Appeal reference: APP/K0425/D/18/3192665  Cllr P Gieler declared an interest being a close neighbour of the property. The Deputy Clerk stated that Cllr Gieler may remain in the Council Chamber while the application was considered but could not participate in the discussion or decision.

Chairman's initials:

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	<p>Members AGREED to submit the following comment:  <i>The Council objects as the application does not comply with Green Belt and AONB regulations.</i></p> <p>d) Email correspondence between Cllr H Stearn and Alistair Nicholson, Development Manager, WDC concerning length of statutory consultee period.</p> <p>The correspondence was noted. It was AGREED that Cllr P Nicholls refer the matter to WDALC and B&amp;MKALC for further discussion.</p> <p>e) WDC Weekly Planning Bulletin 7<sup>th</sup> March 2018  The bulletin was noted.</p>
<b>6</b> <b>18P035</b>	<p><b>Review of planning application decisions</b>  <b>RESOLVED:</b> That the decisions be noted.  Appendix 1</p>
<b>7</b> <b>18P036</b>	<p><b>Planning applications for consideration</b>  <b>RESOLVED:</b> That the listed comments be submitted to Wycombe District Council.  Appendix 2</p>
<b>8</b> <b>18P037</b>	<p><b>Future Business</b>  There was no future business.</p>
<b>9</b> <b>18P038</b>	<p><b>Date of the next meeting</b>  Thursday 29<sup>th</sup> March 2018 at 8.00 pm.</p>
<b>10</b> <b>18P039</b>	<p>The meeting closed at 9.30 pm.</p>

Signed by the Chairman:

Date

Chairman's initials:

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**Review of Planning Application Decisions  
Appendix 1**

<b>WDC Reference</b>	<b>Location</b>	<b>Description</b>	<b>HPC Comment</b>	<b>WDC Decision</b>	<b>Variance HPC &amp; WDC</b>
17/08147/FUL	Jonathan Cottage Chapel Lane Naphill HP14 4RB	Householder application for construction of single storey and first floor side/rear extensions	No objection	Permitted	No
17/08238/FUL	Triggs Piece Four Ashes Road Cryers Hill HP15 6JY	Householder application for erection of detached outbuilding to front for use as tractor/mower storage 7 garage/workshop /store	No objection provided the application complies with Green Belt and AONB Regulations	Withdrawn	NA
17/08303/FUL	Lark Rise Stocking Lane Naphill HP14 4NE	Householder application for construction of single storey rear extension	No objection provided the application complies with Green Belt and AONB Regulations	Refused	NA
17/08333/ADV	312 Main Road Walters Ash HP14 4TH	Display of 1 x internally illuminated fascia sign, 1 x internally illuminated projecting sign and 4 x non-illuminated wall/fence mounted flat aluminium signs	No objection	Permitted	No
17/08392/FUL	Spring Bank Perks Lane Prestwood HP16 0JQ	Householder application for landscaping works to the rear garden with associated excavation works and retaining walls	No objection provided the application complies with Green Belt and AONB Regulations	Permitted	No

Chairman's initials:

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<b>WDC Reference</b>	<b>Location</b>	<b>Description</b>	<b>HPC Comment</b>	<b>WDC Decision</b>	<b>Variance HPC &amp; WDC</b>
17/08509/FUL	The Firs Pursells Meadow Naphill HP14 4SG	Householder application for demolition of existing detached garage and shed, construction of single storey side and rear extensions and associated alterations	No objection provided the application complies with Green Belt and AONB.	Permitted	No
18/05049/FUL	Woodlands Speen Road North Dean HP14 4NN	Householder application for construction of part two storey, part single storey side extension (alternative scheme to pp 17/06650/FUL)	The Parish Council objects to this application as it is unclear from the plans whether the revised plans are subservient to the existing dwelling. It is also unclear as to whether the development complies with GB & AONB regulations.	Permitted	Yes
18/05077/FUL	29 South Maundin Hughenden Valley HP14 4LZ	Householder application for fenestration alterations in connection with conversion of integral garage and downstairs cloakroom into habitable living accommodation	No objection	Permitted	No
18/05168/FUL	Burdett House Burdett Drive Walters Ash HP14 4TL	Householder application for construction of detached single storey timber outbuilding for use as a garden room to replace existing shed	No objection	Permitted	No

**Planning Applications for Consideration  
Appendix 2**

<b>WDC Reference</b>	<b>Location</b>	<b>Description</b>	<b>HPC Comment</b>
18/05372	18 Limmers Mead Great Kingshill HP15 6LT	Householder application for construction of first floor side extension and external alterations	No objection provided there is no intrusion on neighbours.
18/05387/FUL	Land North of Silver Birches Valley Road Hughenden Valley	Erection of 1 x 4 bed detached dwelling with alternative access (Alternative scheme to pp 17/07682/FUL)	The Council objects to this application due to concerns regarding access and egress to the proposed property, possible problems with surface drainage and concerns about mature trees in the verge which may require removal to enable the proposed access.
18/05380	St Margarets & Glenholme Valley Road Hughenden Valley HP14 4LW	Joint householder application for construction of single storey front extension and two storey side / rear extension to St Margarets and construction of first floor rear extension to Glenholme (amended scheme to pp 17/05891/FUL) (part retrospective)	No objection
18/05429	Brands Lodge Kingshill Road Cryers Hill HP15 6LH	Remove lower growth as required to provide 4.5 meters clearance over the driveway to mixed trees on either side of the driveway (G1) for access	No objection provided the work is carried out under the guidance of WDC Tree Officer.
18/05435/FUL	Hillswood Piggotts Hill North Dean HP14 4NF	Householder application for erection of single storey side extensions & first floor side extension following removal of existing side extensions	No objection
18/05431/FUL	58 Windmill Lane Widmer End HP15 6AU	Householder application for construction of single storey rear extension	No objection provided there is no intrusion on neighbours.
18/05412/FUL	245A Main Road Walters Ash HP14 4 <sup>TH</sup>	Change of use from A1 (Retail) to A3 (Cafe) (Retrospective)	No objection

<b>WDC Reference</b>	<b>Location</b>	<b>Description</b>	<b>HPC Comment</b>
18/05488/CTREE	Brands Lodge Kingshill Road Cryers Hill HP15 6LH	Fell 1 x Yew Tree (T1), reduce height by around 2 metres to 1 x Holly (T2) and reduce to previous reduction points (around 2 metres off the overall height and spread) to 1 x Goat Willow (T3)	No objection provided the work is carried out under the guidance of WDC Tree Officer.
18/05267/FUL	Cherry Tree Farm Missenden Road Great Kingshill HP15 6ED	Conversion of existing agricultural building to create 2 x 5 bed and 2 x 4 bed dwellings with associated external alterations and parking	The Council has no objection provided that concerns regarding sewage and drainage management and vehicle access to Missenden Road are satisfactorily addressed.
18/05355/FUL	Kloisters Missenden Road Great Kingshill HP15 6DN	Householder application for construction of single storey front extension	No objection