

**HUGHENDEN PARISH COUNCIL
PLANNING COMMITTEE**
Minutes of the meeting held on Thursday 31st May 2018
At the Council Offices commencing at 8.00 pm

CONFIRMED

Present: Cllr R Gould, Cllr P Gieler, Cllr K Gilmour, Cllr P Williams, Cllr P Nicholls (ex-officio)	
In attendance: Officer: Shona Hadwen (Clerk)	
There were 42 members of the public present. One member of the public remained for the duration of the meeting with the rest having left the meeting at 8.27pm	
The meeting started at 8.00 pm	
Due to the potential non-notification of the previous Planning Committee Meeting held on 10 th May 2018 to the public, this meeting replaced that of 10 th of May and all items on the previous Agenda were itemised for discussion again, together with new applications since 10 th of May.	
Minute	
1 18P071	<p>Election of Chairman</p> <p>Cllr Gould welcomed everyone to the meeting and explained the situation regarding the potential unlawfulness of the previous Planning Committee Meeting held on 10th May 2018 hence the requirement for the decisions taken at that Planning Meeting to be reconsidered. He then invited nominations to the office of Chairman of the Planning Committee.</p> <p>Cllr Gould was proposed and seconded. There being no other nominations, it was RESOLVED That Cllr Gould be elected Chairman of Hughenden Parish Council Planning Committee for the ensuing local government year.</p> <p>The Chairman stated that an audio record of the meeting was being made to verifying the minutes. The audio record will be deleted once the draft minutes of the meeting are approved.</p>
2 18P072	<p>Election of Vice Chairman</p> <p>The Chairman called for nominations to the office of Vice Chairman of the Planning Committee.</p> <p>Cllr Gilmour was proposed and seconded. There being no other nominations, it was RESOLVED That Cllr Gilmour be elected Vice Chairman of Hughenden Parish Council Planning Committee for the ensuing local government year.</p> <p>The Chairman and Members thanked Cllr Gilmour for deputising as Chairman of the Planning Committee for the past four months while Cllr Gould has been unable to attend meetings following an accident.</p>
3 18P073	<p>Public participation</p> <p>The Chairman explained the procedure for public participation, that members of the public are permitted to speak once in respect of business itemised on the agenda for no more than 2 minutes. The time designated for public participation shall not exceed 15 minutes.</p> <p>The Chairman stated that the planning committee consider applications on planning criteria and local knowledge.</p> <p>Three members of the public spoke in support of planning application 18/05905/FUL King Georges Recreation Ground Hughenden Valley, erection of community all-weather sport facility and adjacent play wall, installation of 6 retractable floodlights and fencing, alterations to existing ground levels and creation of path and 12 parking spaces.</p>

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	<p>Points raised by members of the public included: The King George V Field is held in trust by the Charity Fields in Trust for the purpose of sport & recreation, it lies outside of the Green Belt village settlement on land under Green Belt Policy GB2 that permits development for outdoor sport and countryside recreation & for buildings which are essential to support these uses, WDC's recommendations have been incorporated to minimise visual impacts in the AONB under the policy L1, 240 residents have registered their support for the application, it is a scheme developed by the village for the village, on village land purchased for this purpose, it would improve the quality of life, health & wellbeing of the residents of the village. A brief history of the field was also provided back to the 1937 covenant.</p> <p>Two members of the public spoke against the application. Points raised included: a MUGA is an urban solution to a lack of green space, a free to use facility should not be converted to a pay to use facility for the wider community, the proposed development contravenes all 9 reasons for a planning application to be rejected, including the Green Belt area, AONB, visual impact, noise & light pollution and a historical use of the field, no requirement for additional recreational facilities in Hughenden Valley.</p> <p>There was concern from the audience regarding one member of the public speaking for more than two minutes.</p>
4 18P074	<p>Apologies and approval of absence Apologies</p>
5 18P075	<p>Declarations of interests Cllr Gilmour declared a Non-Pecuniary Interest with respect to application 18/05934/FUL Pinehill Perks Lane Prestwood. Cllr Nicholls declared a Pecuniary Interest with respect to application 18/06424/FUL</p>
6 18P076	<p>Minutes RESOLVED: That the minutes of the meeting of the Planning Committee held on 19th April 2018 be approved as a true record and signed by the Chairman but that the minutes of the meeting of the Planning Committee held on 10th May 2018 be noted as un-lawful due to potential non-notification of the meeting.</p>
7 18P077	<p>Correspondence a) Correspondence relating to application 18/05905/FUL King Georges Field b) Correspondence relating to application 17/08051/FUL White House Farm c) Correspondence relating to application 17/06948/VCDN 127 Main Road</p> <p>Correspondence was noted.</p>
8 18P078	<p>Review of planning application decisions RESOLVED: That the decisions be noted. Appendix 1a RESOLVED That the decisions be noted Appendix 1b</p>
9 18P079	<p>Planning applications for consideration As all members of the public were in attendance with respect to application 18/05905/FUL King Georges Recreation Ground Hughenden Valley, it was AGREED to bring this application forward for consideration.</p> <p>RESOLVED: That the comments previously submitted by the Planning Committee in respect of application 18/05905/FUL remain unchanged and the comments be re-submitted to Wycombe District Council. RESOLVED: That the comments previously submitted by the Planning Committee in respect of the remainder of the applications in Appendix 2a remain unchanged and the comments be re-submitted to Wycombe District Council. Appendix 2a</p>

	RESOLVED: That the listed comments be submitted to Wycombe District Council. Appendix 2b Cllr Nicholls left the meeting when application 18/06264/FUL was discussed.
10 18P080	Future Business There was no future business.
11 18P081	Date of the next meeting Thursday 21 st June 2018 at 8.00 pm.
12 18P082	The meeting closed at 9.20 pm.

Signed by the Chairman:

Date

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**Review of Planning Application Decisions
Appendix 1a**

WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance HPC & WDC
17/07092/FUL	Jubilee Cottage Church Farm Valley Road Hughenden Valley HP14 4LB	Householder application for raising of roof to existing detached outbuilding/works hop with creation of raised platform/veranda and retention of existing detached shed (Retrospective)	The Parish Council objects to this as it is out of keeping with the property and surrounding area.	Application permitted	Yes
18/05355/FUL	Kloisters Missenden Road Great Kingshill HP15 6DN	Householder application for construction of single storey front extension	No objection	Application Permitted	No
18/05498/FUL	Sideway Hatches Lane Great Kingshill HP15 6DS	Householder application for the demolition of existing single storey rear extension, construction of single rear/ side extension, first floor extension and infill extension to front including rooflights - alternative scheme to PP/17/05425/FUL	No objection provided there is no intrusion on neighbours.	Application Permitted	No
18/05515/FUL	1 Cherrycroft Drive Naphill HP14 4QG	Householder application for demolition of rear conservatory, construction of replacement single storey rear extension, replace two front flat dormers with two front pitched dormers and new roof light, reduce width of garage door, new front open porch and render brickwork to sides and rear of building	No objection provided there is no intrusion on neighbours.	Application Permitted	No

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WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance HPC & WDC
18/05570/FUL	Cherry Trees Stag Lane Great Kingshill HP15 6EF	Householder application for demotion of carport and construction of single storey attached garage/bike store. Construction of single storey rear extension, first floor rear extension and front entrance porch	No objection provided there is no intrusion on neighbours and the application complies with Green Belt and AONB Regulations.	Application Permitted	No

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Appendix 1b

17/05586/FUL	Heatherlands Naphill Common Naphill Buckinghamshire HP14 4RF	Amended Plans - Demolition of existing dwelling and erection of 3 x 4 bed detached dwellings with double detached garages and creation of new access	Hughenden Parish Council strongly objects to this amended application and agrees and supports the numerous and major objections that have been sent by a large number of Naphill residents and national bodies. We believe that the application has a number of important and significant inaccuracies. If minded to be approved, this application should go to the full Wycombe District Council Development Control Committee for consideration.	Application Refused	No
18/05549/FUL	Flint Cottage Bryants Bottom Road Bryants Bottom Buckinghamshire HP16 0JU	Householder application for construction of two storey side and rear extension, alterations to driveway and new front boundary wall (alternative scheme to pp 17/07338/FUL)	No objection provided there is no intrusion on neighbours and the application complies with Green Belt and AONB Regulations.	Application Permitted	No
18/05600/FUL	3 Limmers Mead Great Kingshill Buckinghamshire HP15 6LT	Householder application for erection of part two storey/part first floor side extension	No objection provided there is no intrusion on neighbours	Application Permitted	No

18/05435/FUL	Hillswood Piggotts Hill North Dean Buckinghamshire HP14 4NF	Householder application for erection of single storey side extensions & first floor side extension following removal of existing side extensions	No objection	Application Permitted	No
18/05788/FUL	11 Marigold Walk Widmer End Buckinghamshire HP15 6BZ	Householder application for construction of single storey and first floor rear extensions	No objection provided there is no intrusion on neighbours	Application Permitted	No
18/05870/TPO	The Swallows Missenden Road Great Kingshill Buckinghamshire HP15 6DN	Re-pollard to high pollard points Willows (T1 & T2) to continue pruning cycle and crown reduce Acer (T3) by 15% to continue pruning cycle	No objection provided the work is carried out under guidance from WDC Tree Officer	Application Permitted	No
18/05658/FUL	15 Marigold Walk Widmer End Buckinghamshire HP15 6B	Householder application for construction of two storey side extension and single storey front extension	No objection provided there is no intrusion on neighbours	Application Permitted	No
18/05660/FUL	16 Marigold Walk Widmer End Buckinghamshire HP15 6B	Householder application for construction of lean-to roof with canopy to entrance and ground floor front elevation to replace existing flat roof and replace single skin wall to porch with cavity walls	No objection provided there is no intrusion on neighbours	Application Permitted	No

**Planning Applications for Consideration
Appendix 2a**

WDC Reference	Location	Description	HPC Comment
18/05905/FUL	King Georges Recreation Ground Coombe Lane Hughenden Valley	Erection of community all-weather sport facility and adj playwall, removal of 3x floodlights to be replaced with 6x retractable floodlights, installation of fencing, alterations to existing ground levels, creation of path and 12 parking spaces	The Parish Council objects to this application as it is inappropriate development in the Green Belt and AONB in that it does not preserve the openness of the Green Belt and would therefore have a detrimental impact on the environment and landscape. There would be an intrusion in the area due to lighting, hard standing and parking areas. The MUGA would be open to any organisation, not just to the parish of Hughenden, the resultant traffic noise and vehicle movements would be an intrusion within Hughenden Valley and surrounding areas. Whilst Hughenden Parish Council welcomes plans to support sporting development for all ages, the Council would wish these to be in more appropriate areas. If minded to approve then this application should be determined by the Wycombe District Council Planning Committee

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WDC Reference	Location	Description	HPC Comment
18/06037/FUL	58 Main Road Naphill HP14 4QB	Householder application for part single storey part two storey extension partly over existing ground floor extension including change of flat roof to pitched roof, insertion of Sun Tube to main roof and insertion of two windows to first floor south east elevation	No objection
18/06016/FUL	8 Frogmore Close Hughenden Valley HP14 4LN	Householder application for erection of single storey rear extension with lantern roof light following removal of conservatory	No objection
18/05954/FUL	60 Main Road Naphill HP14 4QB	Householder application for construction of single storey rear extension and associated external alterations	No objection
18/05903/FUL	Oak Cottage Christopher Close Naphill HP14 4SF	Householder application for erection of single storey side/rear extension with raising of roof & insertion of a dormer window & new window to gable & velux window to front, a dormer window to each side & two dormer windows to rear, all in connection with loft conversion	No objection provided there is no intrusion in neighbours.
18/05961/FUL	Chiltern Cottage 101 Main Road Naphill HP14 4SA	Householder application for construction of first floor side extension	No objection
18/05956/FUL	Awali Missenden Road Great Kingshill HP15 6ED	Householder application for construction of two storey side extension, 1 x front and 1 x side dormer windows and new front porch	No objection provided the application complies with Green Belt and AONB Regulations
18/05714/FUL	314 Main Road Walters Ash HP14 4TH	Householder application for construction of front porch and erection of 1.8m high fence to side boundary	No objection
18/05975/FUL	2 Robin Close Great Kingshill HP15 6EQ	Householder application for conversion of garage into a kitchen	No objection

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Appendix 2b**

WDC Reference	Location	Description	HPC Comment
18/06110/FUL	102 Windmill Lane Widmer End Buckinghamshire HP15 6AU	Householder application for demolition of existing conservatory and construction of a single storey rear extension	No objection.
18/06281/FUL	Glenmoor Villa Valley Road Hughenden Valley Buckinghamshire HP14 4LG	Householder application for construction of part two storey, part single storey side/rear extension	No objection provided there is no intrusion on neighbours.
18/06280/FUL	5 Moseley Road Naphill Buckinghamshire HP14 4SQ	Householder application for construction of rear conservatory	No objection.
18/06279/FUL	Haycroft Spurlands End Road Great Kingshill HP15 6JA	Householder application for construction of porch extension with pitched roof, pitched roof over front of carport, raising of roof ridge, 1 x front dormer window and 1 x roof light to side in connection with loft conversion and associated works (alternative scheme to pp 17/08105/FUL)	No objection provided there is no intrusion on neighbours.
18/06177/FUL	18 New Road Great Kingshill HP15 6DR	Householder application for demolition of existing double storey rear extension and side lean-to structure and construction of double storey rear, part side extension, single storey side and rear extension, insertion of window on side elevation and velux style roof lights to single storey extension	No objection provided there is no intrusion on neighbours.
18/06223/FUL	Triggs Piece Four Ashes Road Cryers Hill HP15 6JY	Householder application for construction of single storey side extension	No objection.
18/06357/FUL	Meadowvale Speen Road North Dean HP14 4NH	Householder application for construction of habitable room in roof space with front and rear rooflights (alternative scheme to pp 17/07261/FUL)	No objection provided the application complies with Green Belt and AONB regulations.

WDC Reference	Location	Details	HPC Comment
18/06232/FUL	Windermere Spurlands End Road Great Kingshill HP15 6JA	Householder application for relocation of existing highway access and adjusted dropped kerb	No objection.
18/06275/FUL	Red Lodge Cryers Hill Lane Cryers Hill HP15 6AA	Householder application for construction of single storey detached outbuilding ancillary to main dwelling (alternative scheme to pp 17/08320/FUL)	No objection.
18/06257/FUL	Cryers Hill Garage Cryers Hill Lane Cryers Hill HP15 6AA	Demolition of existing garage and construction of 1 x 5 bed and 1 x 4 bed detached dwellings to include hard and soft landscaping	No objection provided the application complies with Green Belt and AONB regulations under the allowed changes in the GB4 policy.
18/06278/FUL	2 Victoria Cottages Downley Road Naphill HP14 4RG	Householder application for construction of two storey side extension and provision of onsite parking	No objection.
18/06264/FUL	April Cottage Cockpit Road Great Kingshill HP15 6HA	Householder application for construction of single storey rear extension with roof lantern, first floor side/front extension, alterations to roof and associated internal and external alterations	No objection provided there is no intrusion on neighbours.
18/06265/FUL	1 Excelsior Cottages Cockpit Road Great Kingshill HP15 6EU	Householder application for construction of single storey side extension	No objection.