

**HUGHENDEN PARISH COUNCIL
PLANNING COMMITTEE**
Minutes of the meeting held on Thursday 11th July 2019
At the Council Offices commencing at 7.30 pm

UNCONFIRMED

Present: Cllr R Gould (Chairman), Cllr P Gieler, Cllr P Hardinge, Cllr C Waterton	
In attendance: Officers: Jill Armshaw (Deputy Clerk) Councillors: Cllr H Stearn The meeting started at 7.30 pm	
Minute	
1 19P075	Public participation There were 10 members of the public present who addressed the committee concerning application 19/06544/FUL Stables, opposite Mapledurham, Bryants Bottom. One member of the public read a statement on behalf of those present objecting to the application.
2 19P076	Apologies and approval of absence There were no apologies of absence.
3 19P077	Declarations of interests The Officer clerking the meeting declared an interest as a resident of Bryants Bottom re. applications 19/06544/FUL, 19/06427/FUL and agenda item 6 The Gate Public House.
4 19P078	Minutes RESOLVED: That the minutes of the meeting of the Planning Committee held on 20 th June 2019 be approved as a true record and signed by the Chairman.
5 19P079	Correspondence Notification from WDC re. Tree Preservation Order No 32/2019 Copper Beech trees on land at Woodstock Barn, Boss Lane, Hughenden Valley, HP14 4LQ.
6 19P080	Update re. The Gate Public House, Bryants Bottom The Deputy Clerk informed the committee that a report had been sought from WDC re. ground work and alterations at the pub as no planning permission has been granted.
7 19P081	Review of planning application decisions RESOLVED: That the decisions be noted. (Appendix 1)
8 19P082	Planning applications for consideration RESOLVED: That the listed comments be submitted to Wycombe District Council. (Appendix 2)
9 19P083	Future business There was no business.
10 19P084	Date next meeting The next meeting will be held at 7.30 pm on Thursday 1 st August 2019.
11 19P085	The meeting closed at 8.40 pm.

Signed by the Chairman:

Date:

Chairman's initials:

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HUGHENDEN PARISH COUNCIL
Planning Committee
Appendix 1 – Planning Application Decisions

WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
19/05253/FUL	Stoneleigh Coombe Lane Naphill HP14 4QX	Erection of 1 x 4-bedroom detached dwelling and associated access alterations (amendment to pp 16/06817/FUL	No objection.	Application permitted	No
19/05302/FUL	The Studio Piggotts Hill North Dean HP14 4NF	Householder application for demolition of existing conservatory and erection of replacement single storey rear extension, first floor side extension, fenestration alterations, new window openings and provision of external timber cladding	No objection provided the development complies with GB and AONB policies.	Application refused	No
19/05552/FUL	Haycroft Spurlands End Road Great Kingshill HP15 6JA	Householder application for construction of roof extensions/alterations, single storey rear/side extension and associated external alterations	Provided the application complies with Green Belt and AONB Regulations, the parish council has no objections to this application.	Application permitted	No
19/05908/FUL	Kewstoke Valley Road Hughenden Valley HP14 4LW	Householder application for construction of single storey side extension and fenestration alterations	No objection.	Application permitted	No
19/05953/FUL	Greensleeves Bradenham Wood Lane Walters Ash HP14 4XP	Householder application for construction of single storey front extension, conversion of existing integral garages and first floor side extension. Erection of detached double garage with hobby room over.	No objection	Application permitted	No

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WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
19/05977/OUT	Little Orchard Downley Road Naphill HP14 4QY	Outline application (including details of access and layout) for development of land to the rear of Little Orchard to create 2 semi-detached 3 bed dwellings with games room in the loft, widen existing driveway and demolish existing double garage to create access to the new development	Comments: The parish council objects to this application for the following reasons:1. over-development of the site2. intrusion on neighbours 3. unacceptable impact on the character of the area 4. unacceptable impact on the local environment and neighbouring properties If minded to be approved, then this application should be determined by WDC Planning Committee.	Application refused	No
19/06076/FUL	Pine Trees Downley Road Naphill HP14 4QY	Householder application for demolition of existing porch, construction of single storey rear extensions and partial garage conversion to habitable accommodation (alternative scheme to PP 18/07895/FUL)	No objection.	Application permitted	No
19/06104/FUL	Fleur De Lys Boss Lane Hughenden Valley HP14 4LQ	Householder application for construction of replacement roof to existing front dormer and construction of rear dormer	No objection.	Application permitted	No

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Appendix 2 - Applications for Consideration

WDC Reference	Location	Description	HPC Comment
19/06544/FUL	Stables Opposite Mapledurham Bryants Bottom	Change of use and conversion from equestrian stables to 2-bed detached dwelling with study room (C3). Erection of front/side infill extension, construction of new steps to side & retaining wall to rear, re-surface existing rear patio & hardstanding to front & bin store	The parish council strongly objects to this application because it is totally inappropriate development in Green Belt AONB and may set a dangerous precedent in the immediate area for inappropriate development. The parish council insist that this application is considered by the WDC Planning Committee and not be decided under delegated authority.
19/06427/FUL	Bramble Cottage Bryants Bottom HP16 0JS	Householder application for demolition of existing single storey rear extension and construction of single storey rear extension, first floor side/rear extension, creation of steps and 1m high boundary wall to front and associated landscaping works	No objection provided that this application complies with Green Belt and A.O.N.B regulations. (comment submitted 18/07/2019 under delegated authority due to WDC Public Access technical problem)
19/06261/FUL	9 South Maundin Hughenden Valley HP14 4LZ	Householder application for conversion of existing garage to habitable accommodation	No objection
19/06418/FUL	Langlea Coombe Lane Naphill HP14 4QX	Householder application for construction of single storey rear extension. Roof extensions and alterations incorporating 2 x additional dormer windows (one to front and one to rear elevations)	No objection
19/06471/VCDN	Buckfast House 209 Main Road Naphill HP14 4SE	Variation of condition 2 (plan) attached to PP 17/08435/FUL (Demolishing of existing two storey residential building (209A&B) and factory/office (Buckshouse) and construction of 5 dwellings (3 x 2 beds and 2 x 3 beds), detached carport with 3 bays, gardens sheds and associated landscaping) to allow amended plans	No objection
19/06424/FUL	5 Primrose Hill Widmer End HP15 6NS	Householder application for construction of single storey front, side and rear extension	No objection

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19/06243/VCDN	Toad Hall Missenden Road Great Kingshill HP15 6DN	Variation of condition 2 (plan numbers) attached to PP 19/05368/FUL (Householder application for demolition of existing outbuilding and construction of rear single storey extension with new rear dormer window to existing loft room) to allow for change of dormer window with Juliet balcony	No objection
19/06279/FUL	Ladys Mile Barn Kingshill Road High Wycombe	Alterations & change of use of existing barn to 1-bed dwelling with associated car parking & bin stores	No objection provided this application does not contravene Green Belt AONB Regulations.
19/06546/FUL	Tanoa Stag Lane Great Kingshill HP15 6EW	Householder application for construction of front porch	No objection
19/06559/FUL	8 Wellhouse Way Naphill HP14 4QP	Householder application for construction of open fronted porch, canopy roof to front and widening of driveway	No objection