

HUGHENDEN PARISH COUNCIL

Minutes of the Meeting of **HUGHENDEN PARISH COUNCIL** held on
Tuesday 9th September 2008 in the Council Offices at 8pm

UNCONFIRMED

1. **Present:-**
- | | |
|----------------------------|---------------------|
| Cllr J E Rogers (Chairman) | Cllr D G Jarman |
| Cllr A M Andrew | Cllr A M Konieczny |
| Cllr P H Crawshaw | Cllr L O'Malley |
| Cllr D L Davies | Cllr L J Smith |
| Cllr M E Ewart | Cllr J A Whitehouse |
| Cllr J A Gibbs | Clerk: L M Turner |
| Cllr I N Guy | |

There were 6 members of the public present.

2. **Apologies for Absence:-** Cllr Gould, Cllr McCarthy & Cllr Morris.

The Chairman welcomed everyone back after the summer recess. He also welcomed the members of the public and the Police, who were in attendance.

3. **Declarations of Interest in Items on the Agenda.**

08247 – Cllrs Rogers declared an interest in an item under 'Payments'.

4. **Minutes of the previous monthly meeting held on Tuesday 8th July 2008.**

08248 – These were **RESOLVED** as a true record of that meeting and were signed by the Chairman.

5. **Police/RAF Consultation.**

08249 – PC Lee Turnham and PCSO Roger Brooks spoke about the issues that had arisen over the summer, mentioning the travellers at Hughenden Valley and the Neighbourhood Action Group. A lot of work has been done on this, particularly with regard to speeding. In the next few weeks an operation will be carried out with particular regard to anti-social behaviour and the operation regarding Halloween and bonfire night will again be put into action nearer the time. The next NAG meeting is scheduled for 18/9/08 at the RAF base and everyone is welcome.

PC Turnham and PCSO Brooks then left the meeting at this point.

6. **Matters Arising.**

08250 - Confirmation of works approved during summer recess, for ratification, including:-

a) BCC – Confirmation of edgemaister posts to be placed on Cryers Hill Road – the Clerk gave information about the posts already placed at Cryers Hill, as part of the re-surfacing job and the expenditure of £420 to BCC was **UNANIMOUSLY RESOLVED**.

b) Instruction to architect to provide drawings for garage at Great Kingshill – the Clerk gave information and the expenditure of £450 for the architect drawings for the proposed replacement garage, which was **RESOLVED**. It was **NOTED & ACCEPTED** that there would be costs of £340 to Wycombe District Council for the building regulation approval and inspection. It was **UNANIMOUSLY RESOLVED** to proceed with the permission and get quotes from builders for the works involved. It was **RESOLVED** that SR Farm Contract Services be asked to dig the investigatory hole to check the base, prior to the builders being asked to quote. Cllr Rogers declared an interest in this issue and took no part in the decision.

08251 - GKRA – Letter requesting the keeping of 'Think' campaign sign on Missenden Road. The Clerk gave information that the Residents Association would like one of the 'Think' signs kept. As the decision to ask for them to be removed had already been taken it was **AGREED** that the Clerk would respond stating that they should make their request direct to BCC for consideration.

08252 - BCC – Response re planting of seeds in verges including report by Cllr Konieczny. The Clerk gave information that a cultivation licence would not be required and it was **AGREED** that this item would be referred back to the Services Committee for further consideration.

08253 - BCC – Response re planting of trees in verge at Widmer End. The Clerk notified members that this planting would need a cultivation licence and it was **AGREED** to refer this to the Services Committee for further consideration.

- 08254** - BCC – Enquiry on status and design of village gate at Bryants Bottom. The Clerk and Chairman gave information on this item and after some discussion it was **RESOLVED** that the Clerk write to BCC asking for a delivery time for oak feature gate, and request that this be as soon as possible. It was **FURTHER RESOLVED** that BCC be asked to re-locate the name sign on Warrendene Road to the verge opposite the entrance of Bramley End.
- 08255** - Big Lottery Fund – Notification of refusal for grant for Naphill play area & WDC Comments. The Clerk gave information on this item and after some discussion, it was **UNANIMOUSLY RESOLVED** to proceed with the complaints procedure, subject to advice from Neil Coleman and Amy Ryan. It was **FURTHER RESOLVED** that the Clerk try and find other sources of funding, so that the project can continue.
- 08256** - Thames Valley Police – response regarding work on trees at Cockshoot Wood. Cllr Rogers gave information on this item and it was **RESOLVED** that the Clerk write to the Police stating that the trees are unlikely to regenerate to an acceptable standard and therefore should be removed and ask them to bear the cost of this work.
- 08257** - BCC – Response regarding new footpath on Cockpit Road, Great Kingshill. The Clerk informed members that this work is now completed and BCC confirmed they will monitor traffic in this area to ensure its success.

Due to time constraints, the Chairman gave permission for Cllr Pushman to speak out of the order on the agenda for the meeting.

Reports from County and/or District Councillors.

- 08258** – Cllr Pushman spoke about the gate features at Bryants Bottom and the attempt to make them co-terminus with the speed limit changes. He mentioned that bollards are being placed at Ash Close, Walters Ash, to help with parking problems and reminded people that horses take priority over vehicles on roads. There had been an issue with the movement of horses in the rush hour and he has spoken to the stables owner to reach an agreement over this matter. Cllr Pushman informed members that he would be chairing the forthcoming Local Community Partnership meeting and informed members that there has been an obstruction placed at the entrance to the field at the bottom of Cryers Hill which should help to avoid further incursion. Cllr Pushman then left the meeting at this point, at 9pm.

7. Correspondence.

- 08259** – 7783/08 - Information on locations for Neighbourhood Watch Scheme signs at Cryers Hill. The Clerk gave information provided by Mr Willson and this was **NOTED**.
- 08260** – 7785/08 - Chilterns Conservation Board – Consultation Draft for Management Plan 2008-13. Cllr Davies gave information to members on this document which had only slightly altered since being considered. It was then **NOTED**.
- 08261** - 7788/08 - Wycombe Partnership – Consultation on economic development strategy for district. Cllr Rogers gave information on this item that this is a very comprehensive document. He asked if two other Councillors would read it so a more balanced reply could be compiled, if thought necessary, and it was **AGREED** that Cllrs Ewart and Jarman would consider the document and submit a suitable response, if required.
- 08262** - 7798/08 - BCC – Bucks Locality Strategy – confirmation of changes following consultation. A copy of this had been supplied to each member and was **NOTED**.
- 08263** - 7811/08 - Widmer End Lawn Tennis Club – complaints re damage by lorries on Grange Road. The Chairman allowed Mr Wiltshire to speak on this matter and informed members of the problems being experienced on this road. After some discussion, it was **AGREED** that the Clerk would write to WDC informing them of the problems and asking for them to arrange for the re-instatement of the road surface as soon as possible.
- 08264** – 7822/08 - WDC – Acknowledgement of request for £50,000 grant for playgrounds within Parish. This was **NOTED**.
- 08265** – 7823/08 - WDC – Notice of Play Partnership meeting to be held on 30/9/08. It was **NOTED** that Cllrs Rogers and Ewart would be attending this meeting.
- 08266** – 7826/08 - Copy of New Deal for Bucks – partnership working with BCC/WDC/Parish Councils. This was **NOTED**.
- 08267** - 7829/08 - Bucks NHS Trust – Public consultation re proposals to become Foundation Trust. This was **NOTED**.
- 08268** - 7836/08 - BCC – Notice of proposed changes to mobile library stopping places. This was **NOTED** and the Clerk gave the document to Cllr Whitehouse for inclusion in the Gazette.
- 08269** - 7843/08 - BCC Copy of orders on speed limit changes in area 5. This was **NOTED**.
- 08270** – 7847/08 - BCC – Notification of criteria for devolving services to Parish Councils. **NOTED**.
- 08271** – 7853/08 - BCC – Request for schemes to be considered for LCP budget for 2009/10. It was **AGREED** that the Highways Working Party would meet and discuss items for consideration.

- 08272** – 7857/08 - Mazars LLP – Notification of satisfactory completion of audit. The Clerk informed members that the audit for 2007/08 has been accepted by the new external auditors and it was **RESOLVED** that the Clerk be congratulated on the successful completion of the audit.
- 08273** - 7859/08 - Hughenden Valley Community Shop Ltd – request for payment of grant. The Clerk gave information on this matter and after some discussion it was **RESOLVED** that she write back informing the group of the procedures to be followed in the issuing of grants.
- 08274** - 7860/08 - WDC – Response re speaking from prepared statement at Planning Public Inquiries. Cllr O'Malley and the Clerk gave information on this matter and it was **AGREED** that the Clerk write to the Planning Inspectorate inquiring if this is possible within the rules.
- 08275** - 7864/08 - Widmer End Tennis Club – request for support to erect directional sign on highway. The Clerk gave information to members and it was **RESOLVED** to write to the Club giving the Parish Council's support for the erection of a sign on the existing post.
- 08276** - 7865/08 - BCC – Notice of road closures for Remembrance Day parades. This was **NOTED**.
- 08277** - 7873/08 - Bucks Second Local Transport Plan (LTP2) – draft progress report consultation. It was **AGREED** that Cllrs Rogers, Ewart and Jarman would consider this document and report to the October Council meeting for consideration.

8. **Public Speaking.**

There were no members of the public wishing to speak.

9. **REPORTS:-
Chairman.**

The Chairman had nothing specific to report that was not contained within other items on the agenda.

Planning Committee.

08278 - Minutes of the Planning Committee meetings held on 17th July, 7th & 28th August 2008 had been distributed. Cllr O'Malley referred to them and the following items were **NOTED**:-

- a) It was **AGREED** that Cllr Morris would attend the Chilterns AONB Planning Conference at a cost of £25, to be borne by the Parish Council.

As there were no further questions it was **RESOLVED** to accept the Planning Committee report. Application comments detailed in Appendix A/0809 with these minutes.

Services Committee.

There had been no meeting since the last Council meeting.

Finance & Administration Committee.

08279 - Minutes of the Finance & Administration Committee meeting held on 22nd July 2008 had been distributed. Cllr Ewart referred to them and the following items were **NOTED**:-

- a) 08FA21 – It was **RESOLVED** to make the following grants to local organisations:-

Great Kingshill Residents Association - for magazine	£ 365
Hughenden Valley Residents Association - for magazine	£ 365
Naphill & Walter's Ash Gazette - for magazine	£ 365
Speen & North Dean News - for magazine	£ 365
Widmer End Residents Association - for magazine	£ 365
Great Kingshill Village Hall - for hall	£ 470
Hughenden Valley Village Hall - for hall and playing field	£ 800
Naphill Village Hall - for hall and playing field	£ 800
North Dean Village Hall - for hall and playing field	£ 800
Widmer End Village Hall - for hall and playing field	£ 800
Great Kingshill Cricket Club	£ 750
Hughenden Valley Boys Football Club	£ 650
Widmer End United Junior Football Club	£ 650

Cllr Whitehouse declared an interest in the grants for newsletters and Cllr Davies declared an interest in the grant for Great Kingshill Cricket Club and took no part in this decision.

- b) 08FA23 – Consideration of changes to standing orders, terms of reference for committees and financial regulations. This item has been placed on the Council agenda and will be dealt with under Other Matters.
- c) 08FA24 – Consideration of adoption of Child Protection policy. Papers had been provided. This item has been placed on the Council agenda and will be dealt with under Other Matters.
- d) 08FA26 – Consideration of payment of printing allowance for members. It was **RESOLVED** that a £40 allowance towards the cost of ink be paid to each member for the 2008/09 financial year.

It was **RESOLVED** to accept of the report of the Finance & Administration Committee.

Report by Councillors serving as representatives on Outside Bodies.

08280 – Report on Neighbourhood Action Group meeting on 17/7/08 – Cllr Jarman had provided a report for members and this was **NOTED**.

Reports from Residents' Associations. None.

Reports from Working Parties.

08232 – Website – Cllr Whitehouse reported on a meeting with Mike Henson in July with Cllrs Rogers and Jarman and the Clerk. The meeting had gone very well with many suggestions made and points clarified. It was **RESOLVED** to hold an informal meeting of all members to look at the current website and alternatives and discuss all issues relating to its continuance. Meeting to be held on Tuesday 7th October 2008 at 8pm in the Council offices.

08281 - Youth – Cllr Whitehouse spoke about the questionnaire due to be in the October issue of the gazette and after some discussion it was **RESOLVED** that the questionnaire would also be provided on the website at a cost of approximately £100. It was clarified that there would be one prize of £25 to be awarded.

Reports from Working Groups.

08282 – Closer Links to Community – Cllr Crawshaw had issued a questionnaire to be provided at the open meeting. This had been altered slightly and a further amendment will be issued to members for comments. It was **RESOLVED** that the meeting be organised in October, date to be finalised. It was **AGREED** that the Clerk would produce a flyer informing residents of the meeting for issuing by members. It will also be circulated through the Residents Associations and newsletters, where appropriate.

Parish Action Plan – Updates:

08283 - Design Statement – Cllr Ewart informed members that the draft has been submitted to Rebecca Coy at WDC and comments are awaited.

For the following items, the public and press were excluded from the meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960, in view of the confidential nature of the business to be transacted. The meeting closed at 10.05pm.

08284- Rural Housing Trust – The Clerk gave information on suggestions made by RHT and it was **AGREED** that she would respond to RHT giving the Council's decision on their proposals. During this item it was **RESOLVED** to suspend standing orders and continue after the 10.30pm deadline for meetings.

Cllrs Whitehouse and Gibbs apologised and left at this point of the meeting at 10.35pm. The Chairman re-opened the meeting at 10.40pm.

Update Report from Clerk.

08285 – The Clerk provided a report for members of her workload and actions taken during the last month and there were no questions.

10. **Reminder of Future Meetings.**

08286 – Information was given on the following and was **NOTED**:-

- a) 17/9/08 – Local Community Partnership meeting to be held at Great Kingshill Village Hall.
- b) 18/9/08 – WDALC meeting.
- c) 30/9/08 – Play Partnership meeting. (JR/PE)
- d) WDC Standards Committee – training day on standards – 7/10/08 from 10am to 4pm.

11. **Payments.**

08287– The following invoices had been received since the last meeting and were **RESOLVED**:-

a) HM Revenue & Customs – Tax and NI for August salaries	£ 883.48
b) S R Farm Contract Services – burial ground maint/footpaths/service provision	£ 1,920.00
c) Verdant Group plc – grass cutting as per contract	£ 1,837.35
d) Toilets+ Ltd – toilet hire at burial ground	£ 164.50
e) SDK Environmental Ltd – dog waste collection	£ 313.68
f) Gravlins – garden maintenance work at office and clearance on allotments	£ 1,034.44
g) Southern Electric Contracting – replace pole boxes at Widmer End	£ 3,404.91
h) Mike Henson Presentations Ltd – annual website hosting fee	£ 70.50
i) Mazars – fee for external auditor	£ 646.25
j) Ian Bogart – fees for drawings for replacement garage at Great Kingshill	£ 450.00
k) Playground Facilities – new play equipment & replacement surface at Naphill	£13,453.62

Cllr Rogers declared an interest in this item and took no part in the decision.

08288– The following payments had been made since the last meeting and were **RESOLVED**:-

a) Salaries for July & August	£ 4,659.82
b) British Telecom – telephone and broadband charges	£ 143.78
c) Molly Maid - Office cleaning 10/7/08, 24/7/08 & 4/9/08	£ 63.00
d) Mrs L Turner – mileage expenses – July & August	£ 38.15
e) Mr M J Ball – refund of costs re allotment	£ 10.00
f) Clearview – window cleaning at office	£ 30.00
g) HM Customs & Excise – Tax and NI for July salaries	£ 852.35
h) S R Farm Contract Services – burial ground maint/footpaths/service provision	£ 2,150.00
i) Verdant Group plc – grass cutting as per contract	£ 1,837.35
j) Toilets+ Ltd – toilet hire at burial ground	£ 164.50
k) SDK Environmental Ltd – dog waste collection	£ 280.31
l) C Gant – further tree work at Templewood, Walters Ash	£ 70.50
m) B J Turney – hedge work as per contract	£ 2,000.00
n) Croft Enterprises – playground maintenance and seats in bus shelters	£ 2,122.89
o) Spruced-Up – service provision clearance work	£ 1,136.82
p) Briants of Risborough Ltd – fuel filler cap for strimmer	£ 9.08
q) Country Supplies – shingle, sand and turf for burial ground	£ 245.53
r) Southern Electric – energy supply for office and burial ground	£ 65.83
s) Mike Henson Presentations Ltd – annual maintenance and changes to website	£ 1,063.38
t) Sage (UK) Ltd – sage instant payroll maintenance cover	£ 105.75
u) SLCC Enterprises Ltd – Clerk’s attendance at SLCC annual conference	£ 376.00
v) McAfee – annual computer protection subscription	£ 44.99
w) Spar – refreshments for meetings	£ 4.29

12. **Monies Received.**

08289 - The following monies had been received since the last meeting and were **NOTED**:-

a) Bank interest	£ 257.26
b) Burial fees – 5 ashes/4 plaques	£ 1,730.00
c) Scottish & Southern Energy – wayleave rent	£ 7.10

13. **Other Matters.**

08290 - Consideration of adoption of Standing Orders and Financial Regulations at October Council meeting. Papers had been provided and an amendment suggested by Cllr Whitehouse which will be copied to members. These documents will be discussed in full and a decision taken at the October Council meeting.

08291 - Consideration of adoption of Child Protection Policy. Papers had been issued and it was **RESOLVED** that this policy be adopted by this Council.

08292 - Report on Great Kingshill play area meeting. Including letter from Great Kingshill Residents Association with comments on issuing play questionnaire. The Clerk had issued an amendment to the proposed letter/questionnaire to be issued to all residents. After some discussion it was **RESOLVED** that this would be issued through the Residents Association to the whole ward, including Heath End residents (which will be on different coloured paper – for data purposes). It was **FURTHER AGREED** that the questionnaire will be available on the website.

14. **Urgent Matters by permission of the Chairman.**

None.

15. **Date of the next meeting.**

The next meeting is scheduled for Tuesday 14th October 2008 at 8pm.

There being no further business, the meeting was declared closed at 11pm.

Signed

Date

Appendix A/0809

Details of planning responses to be attached to full Council minutes for September 2008

Planning Committee Meeting: 17th July 2008 - 19 applications were reviewed.

The following applications should be refused for the planning reasons set out below:-

GMG/08/06502/FUL - Gemma Gearing - 421632

Construction of detached shed in rear garden (part retrospective) at Dale View, Bryants Bottom Road, Bryants Bottom.

The Parish Council objects to this application as it is inappropriate development in the Green Belt and constitutes an intrusion on neighbours.

ELH/08/06543/FUL – Emma Hatton – 421538

Replacement of existing fence with erection of 3m high acoustic perimeter fence on Valley Road at 9 Cherry Tree Close, Hughenden Valley.

The Parish Council objects to the height of the proposed fence. It considers it would have a detrimental visual impact on the street scene and be unacceptable in this rural area.

Cllr Smith declared an interest in this application and took no part in the decision.

08/06555/FUL – Richard White – 421509

Redevelopment of site to provide 162 residential units (43 x 1 bed flats, 92 x 2 bed flats, 4 x 2 bed houses, 16 x 3 bed houses and 7 x 4 bed houses) with 305 sqm community building (D1 class) including new access arrangements, associated landscaping and car parking (see also planning application 08/06556/OUT) at De La Rue, Coates Lane, High Wycombe.

The Parish Council strongly objects to this application for the following reasons:-

1. It is overdevelopment of the site.
2. There is a lack of any improvements to the infrastructure, eg: roads, drainage, sewerage, etc.
3. The height and design of the proposed blocks of flats and other residential units would have an adverse visual impact on the environment and surrounding AONB, Green Belt, safeguarded land, as well as the existing residential area.
4. The increased amount of traffic that would be generated by a development of this size, would have a detrimental impact on the existing main road system.
5. The design of the dwellings is out of keeping, and not compatible, with the surrounding Buckinghamshire character.

We would expect this important application to be considered by the Development Control Committee.

(It was **AGREED** that the Clerk would inform the District Councillors of this objection.)

The Clerk declared an interest in this application.

08/06556/OUT – Richard White – 421509

Outline application for redevelopment of site to provide 2,437 sqm of commercial use (B1(c) / B8), including access (Matter reserved: Appearance, Landscaping, layout and Scale) (See also planning application 08/06555) at De La Rue, Coates Lane, High Wycombe.

The Parish Council objects to this application as there is no improved provision in the infrastructure to cope with the increased traffic from commercial use.

The Clerk declared an interest in this application.

The Council has the following observations on these applications:-

DBL/08/06485/LBC- Daniel Ledger - 421516

Listed Building Application for internal alterations including the removal of internal walls ground and first floor, construction of partition wall on the first floor to create en-suite bathroom, infill opening to current study of first floor and alter bathroom layout on ground floor at The Farm House, Speen Road, North Dean.

The Parish Council has no objection provided the proposed alterations do not contravene listed building regulations.

ELH/08/06499/FUL – Emma Hatton - 421538

Construction of two storey side and rear extension at 3 Orchard Close, Hughenden Valley.

The Parish Council has no objection provided there is no intrusion on neighbours.

GMG/08/06524/LBC – Gemma Gearing – 421632

Construction of part single storey, part two storey side and rear extensions. Raising of the roof and insertion of 2 side dormer windows in connections with first floor living accommodation and construction of porch to front at Barn Lodge, Kingshill Road, Cryers Hill.

The Parish Council has no objection provided this complies with listed building regulations.

VJB/08/06573/FUL – Valerie Bailey – 421548

Demolition of existing single storey building and garages and alterations to scrap yard enclosure at Site 3 to form new car park facility including 88 spaces and 6 motorcycle bays, a reduction in perimeter wall height from 3m to 1 m and alterations to existing entrance area to improve access facilities and flood lighting to new parking area at Scrap Yard, RAF High Wycombe, Main Road, Walters Ash.

The Parish Council has no objection provided that the lighting does not intrude on neighbouring properties and is angled down to avoid light pollution.

DBL/08/06626/CLE – Daniel Ledger – 421516

Certificate of Lawfulness for existing use of Dartmeet as a dwelling with no agricultural tie at Dartmeet, Stocking Lane, Naphill.

The Parish Council has no knowledge of this bungalow being used for agricultural purposes.

MJD/08/06647/FUL – Martin Davies – 421520

Erection of stable block, haystore and implement store and associated access at The Old Weathercock, Denner Hill Road, Denner Hill.

The Parish Council has no objection provided this does not contravene Green Belt regulations and does not constitute a visual intrusion on the landscape. Condition to be for private use only.

The Council has no observations on the following applications:-

VJB/08/06493/FUL – Valerie Bailey - 421548

Retention of detached garage at Naphill Barn, 232A Main Road, Naphill.

The following applications should be approved:-

VJB/07/05893/FUL- Valerie Bailey - 421548

AMENDED:- Demolition of existing garage/canopy & erection of single storey side & rear infill extensions. Excavation to rear garden and relocation of retaining wall at Rylands, Cryers Hill Road, Cryers Hill.

VJB/08/06478/FUL – Valerie Bailey - 421548

Construction of single storey detached garage at The Birch Tree, Lacey Drive, Naphill.

VJB/08/06479/FUL – Valerie Bailey - 421548

Construction of rear conservatory at The Birch Tree, Lacey Drive, Naphill.

AD/08/06510/FUL - Alexia Dodd - 421462

Construction of additional garage adjoining existing single garage (alternative scheme to p/p 08/06510/FUL) at 5 Old Heatherdene Cottages, Common Road, Great Kingshill.

GMG/08/06523/FUL – Gemma Gearing - 421632

Construction of part single storey, part two storey side and rear extensions. Raising of roof and insertion of 2 side dormer windows in connections with first floor living accommodation and construction of porch to front at Barn Lodge, Kingshill Road, Cryers Hill.

& AMENDED PLANS

Omission of front porch and replace dormer with velux window at Barn Lodge, Kingshill Road, Cryers Hill.

GMG/08/06527/FUL – Gemma Gearing – 421632

Erection of a detached double garage at 2 Sladmore Cottages, Cryers Hill Road, Cryers Hill.

DBL/08/06590/FUL – Daniel Ledger – 421516

Erection of detached machinery store in the recreation ground (amendment to p/p 06/07343/FUL) retrospective at Widmer End Village Hall, Widmer End.

ELH/08/06565/CLP – Emma Hatton – 421538

Certificate of proposed lawfulness for construction of single storey side extension at 1 Cherry Tree Close, Hughenden Valley.

Cllr Smith declared an interest in this application and took no part in the decision.

Planning Committee Meeting: 7th August 2008 - 9 applications were reviewed.

The following applications should be refused for the planning reasons set out below:-

VJB/08/06661/FUL - Valerie Bailey - 421548

Construction of two storey side/rear extension and new pitched roof to existing flat roofed garage at 30 Sunny Bank, Widmer End.

The Parish Council objects to this application as it does not appear to address the previous reasons for refusal on 08/05846/FUL.

VJB/08/06807/CLE - Valerie Bailey - 421548

Certificate of Existing Lawfulness for conversion of existing detached garage into a dwelling at Fair Acres, Hatches Lane, Hughenden Valley.

The Parish Council strongly objects to this retrospective change of use from a garage into a dwelling. There has never been any planning permission for this unlawful conversion which totally contravenes Green Belt and AONB rules. This important application should be considered by the Development Control Committee.

The Council has the following observations on these applications:-

MJD/08/06132/FUL - Martin Davies - 421520

AMENDED:- Demolition of existing chalet bungalow and construction of 1 x 4 bed and 1 x 3 bed detached dwellings, creation of new access to each dwelling and blocking up of existing access at 279 Main Road, Naphill.

The Parish Council has no objection provided there is no intrusion on neighbours.

GMG/08/06669/FUL - Gemma Gearing - 421632

Part conversion of garage to family room, insertion of 3 front and 3 rear dormer windows and roof extensions from gable ends in connection with first floor living accommodation & construction of a chimney at Wargrave, Coombe Lane, Naphill.

The Parish Council has no objection provided there is no intrusion on neighbours.

AD/08/06691/FUL - Alexia Dodd - 421462

Construction of extension to existing side roof dormer at 75 Friars Gardens, Hughenden Valley.

The Parish Council has no objection provided there is no intrusion on neighbours.

The Council has no observations on the following applications:-

VJB/08/06753/FUL - Valerie Bailey - 421548

Construction of part single storey/part first floor front and side extension at Rivendall, South Maundin, Hughenden Valley.

The following applications should be approved:-

VJB/08/06655/FUL - Valerie Bailey - 421548

Construction of single storey front extension to garage and part conversion of existing garage to rear to garden / store room at Wychwood, Louches Lane, Naphill.

GMG/08/06693/FUL - Gemma Gearing - 421632

Construction of rear conservatory to 10 Campion Road, Widmer End.

ELH/08/06695/FUL - Emma Hatton - 421538

Construction of chimney, wall and gate to side of property at 18 Frogmore Close, Hughenden Valley.

Planning Committee Meeting: 28th August 2008 - 14 applications were reviewed.

The following applications should be refused for the planning reasons set out below:-

DBL/08/06852/FUL – Daniel Ledger - 421516

Construction of detached garage to front of property (alternative scheme to pp 07/07013/FUL) and relocation of velux window in side elevation (amendment to pp 07/06758/FUL) at Evington, Cryers Hill Road, Cryers Hill.

The Parish Council objects to the proposed timber double garage as it is out of keeping with surrounding properties and inappropriate development in the Green Belt. The previous permission given under 07/07013/FUL, was for a double garage that was to be sympathetic with the main property, both in colour and in matching slate roof. The Parish Council has no objection to the changes to the velux windows, provided there is no intrusion on neighbours.

The Council has the following observations on these applications:-

ELH/08/06869/FUL – Emma Hatton - 421538

Construction of first floor side extension at Woodstock, Louches Lane, Naphill.

The Parish Council has no objection provided there is no intrusion on neighbours.

PECS/08/06884/CTREE – Phil Simpkin - 421829

Removal of 1 sycamore tree. Cut back to approximately 2 metres from garage to group of 3 yew trees at The Old Vicarage, Valley Road, Hughenden Valley.

The Parish Council has no objection to this application provided the work is carried out under the direction of the WDC Tree Officer.

GMG/08/06922/FUL – Gemma Gearing - 421632

Construction of two storey front and one side dormer windows. Two storey rear extension to replace conservatory at Red Gables, Coombe Lane, Naphill.

The Parish Council has no objection provided there is no intrusion on neighbours.

ELH/08/06929/FUL – Emma Hatton - 421538

Construction of detached pool house with external oil tank to rear and creation of swimming pool (retrospective) at Home Farm House, Bryants Bottom Road, Bryants Bottom.

The Parish Council has no objection to this application provided it does not contravene Green Belt and AONB regulations.

The Council has no observations on the following applications:-

VJB/08/06861/FUL – Valerie Bailey - 421548

Construction of rear conservatory/garden room at 179 Main Road, Naphill.

VJB/08/06910/FUL - Valerie Bailey - 421548

Insertion of two side dormer windows and roof extension to front to form gable end in connection with first floor living accommodation at 33 Primrose Hill, Widmer End.

ELH/08/06930/FUL – Emma Hatton - 421538

Construction of two storey side extension (alternative scheme to pp 08/06388/FUL incorporating a single garage to replace existing garage to rear) at 238 Main Road, Naphill.

The following applications should be approved:-

GMG/08/06834/FUL – Gemma Gearing - 421632

Construction of single storey rear extension at 38 Georges Hill, Widmer End.

ELH/08/06841/FUL – Emma Hatton - 421538

Construction of rear conservatory at Edgewood, Cryers Hill Road, Cryers Hill.

VJB/08/06879/FUL – Valerie Bailey - 421548

Construction of single storey rear extension and external alterations at Beechwood, Stag Lane, Great Kingshill.

ELH/08/06889/FUL – Emma Hatton - 421538

Demolition of existing garage and construction of detached double garage (alternative scheme to pp 07/06885/FUL) at 283 Main Road, Naphill.

VJB/08/06932/FUL – Valerie Bailey - 421548

Construction of single storey rear extension at 132 Main Road, Naphill.

GMG/08/06945/FUL – Gemma Gearing - 421632

Construction of first floor rear extension and conservatory (amended scheme – conservatory only – pp07/06622/FUL) at Challock, Valley Road, Hughenden Valley.

End.