

HUGHENDEN PARISH COUNCIL

Minutes of the Meeting of HUGHENDEN PARISH COUNCIL held on
Tuesday 11th September 2007 in the Council Offices at 8pm

UNCONFIRMED

1. **Present:-**
- | | |
|----------------------------|---------------------|
| Cllr J E Rogers (Chairman) | Cllr A M Konieczny |
| Cllr A M Andrew | Cllr N J Morris |
| Cllr P H Crawshaw | Cllr L O'Malley |
| Cllr D L Davies | Cllr J A Whitehouse |
| Cllr M E Ewart | Clerk: L M Turner |
| Cllr R F Gould | |

There were fourteen members of the public present.

2. **Apologies for Absence:-** Cllr Guy, Cllr Jarman & Cllr McCarthy.

The Chairman welcomed everyone back from the summer break and especially the new Councillor, Nick Morris, for the Widmer End ward, who was co-opted on 4th September 2007. He also welcomed the members of the public and outlined the process for public speaking.

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

None.

4. **Minutes of the previous monthly meeting held on Tuesday 10th July 2007.**

07252 – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.

5. **Police/RAF Consultation.**

07253 – PC Lee Turnham informed members of the changes that will soon be in place with regard to Neighbourhood Action Groups (NAG's) in this area, which should be in place by April 2008. He stated that there should be more officers in place in the next couple of months, which will help to offset the fact that he has been on restricted duties for some weeks and will remain so for at least another month. He reported that there have been some problems with contacting him and he reiterated that his phone number is 01494-736773. PC Turnham then spoke about specific vandalism and anti-social problems within the Parish during the summer.

6. **Matters Arising.**

It was **NOTED** that the Matters Arising recorded on the agenda were dealt with at the July meeting. There were no other Matters Arising.

7. **Correspondence.**

07254 - 7320/07 - WDC – Confirmation that Council can now fill vacancies on the Parish Council by co-option. This was **NOTED**.

07255 - 7321/07 - Southern Electric Contracting – response regarding asbestos in lighting columns. The Clerk gave information on this item and it was **UNANIMOUSLY RESOLVED** that the Clerk instruct SEC to carry out this work as soon as possible.

07256 - 7326/07 - WDC – Consultation on Licensing Act 2003 – Policy Statement Review. **NOTED**.

07257 - 7329/07 - BCC & District Councils – Consultation on New Deal for Buckinghamshire. This document had been copied to all members and was **NOTED**.

07258 - 7336/07 - BCC – Further information on Transport Matters events held in the area. **NOTED**.

07259 - 7340/07 - WDC – Confirmation that the Standards Board has been informed by WDC that Hughenden Parish Council has adopted the new Code of Conduct, including clause 12(2) and this was **NOTED**.

07260 - 7342/07 - Widmer End Village Hall – application for grant for work on emergency roof repairs. After a short discussion, it was **RESOLVED** that this item be referred to the Finance and Administration Committee for consideration.

07261 - 7343/07 - Great Kingshill Residents Association – offer to make donation towards improvements to the children's play area in Great Kingshill. It was **AGREED** that the Clerk write and thank the Residents Association for the gesture but inform them that the Parish Council is not in a position to make changes yet, but will contact them in due course.

- 07262** - 7352/07 - GOSE – Notice of publication of Panel Report on Regional Spatial Strategy for South East & 7363/07 - BCC – Initial Briefing Note on Panel Report for Spatial Strategy. It was **AGREED** that the Clerk would obtain a copy of this document for consideration by the Planning Committee at their next available meeting.
- 07263** - 7355/07 - North Dean Village Hall – request for payment of grant for replacement ceiling. The payment of the £1000.00 grant was **RESOLVED**.
- 07264** - 7356/07 - BCC – Notice of events to get feedback on Rights of Way Improvement Plan. It was **AGREED** that if anyone was able to attend they would let the Clerk know.
- 07265** - 7357/07 - BCC – Request for submission of delegated schemes for Local Committee. It was **AGREED** that Cllr Davies and the Clerk would look at the schemes and hold a meeting of the Highways working party for further consideration.
- 07266** - 7359/07 - BCC – Notice of next Risborough Forum meeting on 13/9/07. It was **NOTED** that no one was able to attend and the Clerk was asked to write stating that there was not sufficient notice and asking for more notice in future.
- 07267** - 7361/07 - SLCC Bucks Branch – invitation for Clerk to attend training day on 13/10/07 at a cost of £10. This was **RESOLVED**.
- 07268** - 7364/07 – Mr & Mrs Macleod – thanks for providing the playground at Great Kingshill and comments. It was **NOTED** that this item will be taken as part of item c) under Other Matters.
- 07269** - 7370/07 - Three Valleys Water – Invitation to stakeholder focus group meeting on 1/10/07. It was **AGREED** that if anyone was able to attend they would let the Clerk know.
- 07270** - 7374/07 - BCC – Information on change to legal age to 18 for purchasing tobacco from 1/10/07. This was **NOTED**.
- 07271** - 7378/07 - WDC – Notice of workshop by Play England to be held on 26/9/07. It was **AGREED** that Cllrs Ewart and Rogers would attend this event.

8. **Public Speaking.**

As members of the public wishing to speak, the Chairman suspended the meeting at 8.34pm. The Chairman outlined the process of public speaking and informed everyone that this was not a discussion forum. Several members of the public spoke about the problems of the mis-use of the play area at Great Kingshill and the anti-social behaviour experienced by the near neighbours. There were some members of the public, including a representative of the Residents Association, who spoke about the playground and their wish for it not to be moved from its current location. PC Lee Turnham also spoke about the anti-social behaviour and outlined the Police perspective. The Chairman then spoke to Mrs Stewart and stated that he and representatives of the Great Kingshill ward would meet with her in the near future. The Chairman then laid out the current situation regarding the play area and the measures the Parish Council has taken to stop the problems arising, such as moving the seats, cutting back the hedge, moving the fence and providing CCTV coverage. He informed the meeting that there is an item for discussion later in the meeting. The Chairman then re-opened the meeting at 8.55pm.

9. **REPORTS:-**

Chairman.

07272 – The Chairman had nothing specific to report but confirmed that management meetings had taken place with the Clerk and the Burial Ground Assistant and if anyone had any queries, these would be dealt with at the end of the meeting in closed session.

Reports from County and/or District Councillors.

07273 – Cllr Carroll reported that there is due to be a meeting about the site of the new leisure centre and stated that the fire station will be relocated to Baker Street.

07274 – Cllr Pushman reported that the new technician is working well although there are still some potholes that have not been repaired yet. He stated that it is better to report things to Highways on Call too many times than too few. With regard to law and order issues and anti-social behaviour, there is a scrutiny committee to look into how the Police are operating. Cllr Pushman then commented on the law and order issues at Great Kingshill and answered a question from the Chairman about a pond at North Dean. Cllr Gould asked about the proliferation of traffic lights in High Wycombe and Cllr Pushman shared his concerns, but felt they need to be given time to show how they will work when the building work is finally completed.

Planning Committee.

07275 - Minutes of the Planning Committee meetings held on 12th July, 2nd August and 23rd August 2007 had been distributed and the following were **NOTED**:-

- a) Cllr O'Malley spoke about the application at Wellesbourne Campus and whilst there had been a reduction in the number of dwellings, the Committee still felt that this was overdevelopment and had concerns about the infrastructure and highways issues.
- b) Cllr O'Malley thanked the Clerk for preparing the Clerical Assistant so well to take the Planning meeting on 23rd August, which had worked well.

As there were no questions, it was **RESOLVED** to accept of the report of the Planning Committee. Application comments detailed in Appendix A/0709 with these minutes.

Services Committee.

There had been no meeting since the last Council meeting.

Finance & Administration Committee.

07276 - Minutes of the Finance & Administration Committee meeting held on 26th June 2007 had been distributed. Cllr Ewart referred to them and the following were **NOTED**:-

- a) 07FA30 – Naphill Village Hall – request for grant for replacement roof. The members had discussed this application and had been reminded of the principles upon which grants are made, being up to 20% of the cost of the project up to a maximum of £5,000. It was then **RESOLVED** that a grant of £2,628.20 be offered, this being 20% of the accepted quotation. Cllr Whitehouse had declared an interest in this item and took no part in the decision.

As there were no further questions, it was **RESOLVED** to accept the report of the Finance & Administration Committee.

Report by Councillors serving as representatives on Outside Bodies.

07277 – CPRE - Cllr Ewart reported that the local branch is still not holding meetings at the moment.

Reports from Residents' Associations.

None.

Reports from Working Parties.

None.

Report from Parish Action Plan.

07278 - Design Statement – Cllr Ewart updated the members on the Naphill & Walters Ash statement and the progress made by the three ward Councillors. It was **AGREED** that there is still a need to hold a further meeting with Council members from other wards.

07279 – White Lion Meadow – The Clerk is still waiting for feedback from the company with regard to a meeting.

Update Report from Clerk.

07280 - The Clerk reported that as she had been tasked with reducing her hours owed over the summer, she was now considerable behind on some of her outstanding jobs, although the summer recess did help to keep this down as much as possible.

10. **Payments.**

07281 – The following invoices had been received since the last meeting and were **RESOLVED**:-

a) Inland Revenue – Tax and NI for August salaries	£ 880.94
b) SLCC – Annual Clerks' conference fees	£ 350.24
c) Wycombe District Council – advertising costs re Code of Conduct	£ 56.80
d) Turner Groundscare – mower repair	£ 143.07
e) Clearview – window cleaning for office	£ 15.00
f) Toilets+ Ltd – toilet hire at Garden of Rest	£ 164.50
g) Safe & Sound Playgrounds – safety repairs to play equipment	£ 2,204.30
h) Buildbase – topsoil for graves/seats repair/replacement electricity box cover	£ 175.95
i) Kidde Fire Protection Services – service for emergency lighting	£ 149.23
j) S R Farm Contract Services – service provision	£ 1,080.00
k) Verdant Group plc – grass cutting and extra allotments	£ 1,871.36
l) Hildreths Ltd – gloves/flower holder/lock/chain/key tags	£ 83.27

Cllr Rogers declared an interest in item (j) and took no part in the decision.

07282 – The following payments had been made since the last meeting and were **RESOLVED**:-

a) Inland Revenue – Tax and NI for July salaries	£ 881.05
b) Staples – stationery – paper and pens	£ 77.03
c) Sage (UK) Ltd – annual maintenance for computerised salaries system	£ 99.01

d) Mike Henson Presentations – updates for website on Contact page & mailboxes	£	41.13
e) Kidde Fire Protection Services Ltd – new extinguishers and fire safety signs	£	483.19
f) Wycombe District Council – Parish contribution towards election costs	£	210.11
g) Mr J Rogers – Chairman’s allowance	£	200.00
h) Toilets+ Ltd – toilet hire at Garden of Rest	£	164.50
i) Verdant Group plc – grass cutting as per contract – June and July	£	3,033.05
j) Briants of Risborough Ltd – machined poles for GK recreation ground	£	339.57
k) Barlow Fencing – fencing at Great Kingshill play area	£	323.13
l) Paul’s Plumbing – emergency repair to tap at Walters Ash allotments	£	78.71
m) C Gant – remove dangerous limb from tree at burial ground	£	146.88
n) BT – phone and broadband charges	£	72.54
o) Southern Electric – energy for burial ground and street lighting	£	588.56
p) Wycombe District Council – quarterly waste disposal costs at burial ground	£	101.14
q) Absolute Cleaning Services – one-off clean of office (re builders)	£	105.75
r) SDK Environmental Ltd – dog bin emptying	£	270.44
s) Salaries for July and August	£	5,518.33
t) W & M Stevens – fuel for burial ground machines	£	14.39
u) Woodall Trophies – key cut for Vincent’s meadow gate	£	3.35
v) Mrs L M Turner – mileage expenses for June and July	£	54.12
w) Esso – fuel for burial ground machines	£	14.13
x) Widmer Feeds Ltd – multiweed/ragwort fork for use at Burial Ground	£	24.50
y) Vodafone – final payment for mobile phone contract	£	28.16
z) Mrs A Andrew – contribution towards printing costs	£	20.00
aa) Mr P Crawshaw – contribution towards printing costs	£	20.00
bb) Mr D Davies – contribution towards printing costs	£	20.00
cc) Ms M Ewart – contribution towards printing costs	£	20.00
dd) Mr R Gould – contribution towards printing costs	£	20.00
ee) Mr I Guy – contribution towards printing costs	£	20.00
ff) Mr D Jarman – contribution towards printing costs	£	20.00
gg) Mr A Konieczny – contribution towards printing costs	£	20.00
hh) Mr H McCarthy – contribution towards printing costs	£	20.00
ii) Mrs L O’Malley – contribution towards printing costs	£	20.00
jj) Mr J Rogers – contribution towards printing costs	£	20.00
kk) Ms J Whitehouse – contribution towards printing costs	£	20.00
ll) Esso – fuel for burial ground machines	£	9.80
mm) McAfee – 2 x anti-virus subscriptions for office computers	£	90.34

11. **Monies Received.**

07283 - The following had been received since the last meeting and were **NOTED**:-

a) Burial fees – 2 ashes/1 plaques	£	735.00
b) Allotment rents	£	10.00
c) Zurich Insurance – net refund for payment for office cleaning	£	90.00
d) HM Revenue & Customs – refund of VAT payments	£	6,404.66
e) HSBC – Bank Interest	£	1.01

07284 – Before going on to other matters, the Chairman suspended the meeting at 9.25pm, to allow a member of the public to speak, who had not been present earlier in the meeting.

Stella Voden, who is a youth worker for St Michael & All Angels, and used to be an Attached Youth Worker for BCC. She has been working with the young people in the area since April and spoke about the work she does and intends to continue doing. The Chairman asked her to come and meet with some members of the Parish Council when she has an idea what facilities are required, to see if the Parish Council can help.

The Chairman re-opened the meeting at 9.30pm.

12. **Other Matters.**

07285 - Further consideration of an allowance for Planning Committee members for broadband access. It was **AGREED** to take this item at the end of the meeting in closed session.

07286 - Information regarding proposals for a village shop in Hughenden Valley. Cllr Konieczny informed members that some of the residents are trying to get a ‘shop in a box’ opened in Hughenden Valley, but no definite plans are known yet. He will keep the members up to date on this matter.

07287 - Consideration of problems at Great Kingshill play area. The Chairman informed the meeting that there had been several letters received over the summer and particularly over the last few days. One matter for concern was a letter from WDC stating that they had carried out a survey of the play area and its environs and giving suggestions as to the possible re-location of the playground. There had also been a letter from Paul Goodman, MP about the subject. Copies of these were provided to members and reading time allowed. The Chairman then suggested that a meeting take place with himself, the Vice-Chairman and ward members with the Officers from WDC to discuss the situation. It was **RESOLVED** that the Clerk would write to them stating the Council's concern at their carrying out the survey and widely distributing their findings without prior consultation with the Parish Council.

With regard to the letter from Paul Goodman, MP, it was **NOTED** that there are several inaccuracies and these need to be corrected. It was **AGREED** that the Clerk would prepare a letter of response with the Chairman and Vice Chairman.

The Chairman then allowed Cllr Carroll (WDC) to speak and he mentioned that the survey was done as the residents did not feel they were getting any satisfaction from the Parish Council. The Chairman re-iterated that this should not have been done without prior consultation and Cllr Carroll agreed.

Cllr Pushman (WDC/BCC) then mentioned that it was difficult for people in the public gallery to feel included as they did not have access to all the papers that the members did and the Chairman reminded him that this is often the case and papers are never issued to anyone who is not a member of the Parish Council.

There was some further discussion, particularly with regard to improvements hoped for by using the CCTV which is now in place and then the Chairman re-stated the Council's position as far as any decisions have been made, to date. The Council has no plans to move the playground at present. They will meet with the WDC Officers and consider the implications of any information gained at that meeting then they will meet with Mrs Stewart and inform her of any decisions taken. It was **NOTED** that David Lidington, MP is having a 'surgery' in Naphill Village Hall on 29th September and public could attend to request be more policing provided in the rural areas.

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 was closed to the public at 9.55pm.

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

07288 - 7379/07 - Digital Security – Phase 1 Status Report on CCTV provision. The Chairman and Clerk updated the members on some of the difficulties being experienced with the CCTV provision and it was the **RESOLVED** to have a further camera on the tree in the vicinity of the playground and to have infra-red lights added to all the cameras to enhance the pictures available during night time.

07289 - 07272 – Consideration of notes from management meetings with staff. There were no particular questions and Cllr Konieczny mentioned that, in his opinion, the Clerk's exuberance should be considered an asset. Cllr Gould stated that the notes were well presented. With regard to the office door being locked, it was **RESOLVED** that this will be done, and the office will be open to the public on Monday, Wednesday and Thursday from 9.30am to 1pm from now on.

07290 – 07285 - Further consideration of an allowance for Planning Committee members for broadband access. It was **AGREED** that there is no urgency on this issue as WDC are still providing copies of applications for members' use, so a decision was deferred.

14. **Date of the next meeting.**

The next meeting is scheduled for Tuesday 9th October 2007 at 8pm.

There being no further business, the meeting was declared closed at 10.30pm.

Signed

Date

Details of planning responses to be attached to full Council minutes for September 2007

Planning Committee Meeting: 12th July 2007 - 17 applications were reviewed.

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

DBL/07/06417/FUL - Daniel Ledger - 421516

Construction of one single detached garage and one double detached garage to the front of the property at Evington, Cryers Hill Road, Cryers Hill.

The Parish Council objects to this application as it is inappropriate development in the Green Belt and AONB. The garages, especially the single garage, would also have an adverse effect on the street scene.

DBL/07/06431/FUL - Daniel Ledger - 421516

Erection of a fence and gates to field boundary at OS Parcel 0002, Hampden Road, Denner Hill.

The Parish Council objects to this application as Article 4 prevents any development of any kind.

DBL/07/06467/FUL - Daniel Ledger - 421516

Construction of two storey/single storey side extension with annexe accommodation at first floor level and single storey front extension to garage and porch at Moseley Cottage, Stocking Lane, Naphill.

The Parish Council objects to this application as it is overdevelopment of the site and inappropriate development in the AONB.

AD/07/6584/FUL - Alexia Dodd - 421462

Insertion of two dormer windows to rear in connection with loft conversion at 30 Friars Gardens, Hughenden Valley.

The Parish Council objects to this application as the dormer windows are totally out of keeping with the character of the property and would be an intrusion on neighbours and have an adverse impact on the street scene.

VJB/07/6344/FUL - Valerie Bailey - 421548

Construction of part single/part two storey rear extension and two storey side extension at 1 Spring Rising, Valley Road, Hughenden Valley.

The Parish Council objects to this amended application as it would be an over-development of the site and inappropriate development adjacent to the Green Belt.

The Council has the following observations on these applications:-

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

AMENDED:- Roof extensions incorporating rear dormer window to provide first floor accommodation to existing bungalow and single storey side and rear extensions and excavation works to rear garden and relocation of retaining wall at Rylands, Cryers Hill Road, Cryers Hill.

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

ELH/07/06306/FUL - Emma Hatton - 421538

AMENDED:- Construction of single storey rear extensions and formation of first floor balcony to rear elevation at 2 Bramley End, Warrendene Road, Hughenden Valley.

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

VJB/07/06422/FUL - Valerie Bailey - 421548

Construction of single storey rear extension at 1 Standard Cottages, Grange Road, Widmer End.

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

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

VJB/07/06268/FUL - Valerie Bailey - 421548

AMENDED:- Erection of first floor side extension, front entrance porch and detached outbuilding to rear at 141 Main Road, Naphill.

The Parish Council has no objection to this amended application provided there is no encroachment or intrusion on neighbours.

The Council has no observations on the following applications:-

AD/07/06515/FUL - Alexia Dodd - 421462

Insertion of 1 front and 1 rear dormer in connection with loft conversion at Rossmore, Pursells Meadow, Naphill.

The following applications should be approved:-

AD/07/06483/FUL - Alexia Dodd - 421462

Erection of detached shed to rear at 75 Friars Gardens, Hughenden Valley.

VJB/07/06487/FUL - Valerie Bailey - 421548

Construction of conservatory to the side at Glenwarren, Bryants Bottom Road, Bryants Bottom.

DBL/07/06519/FUL - Daniel Ledger - 421516

Installation of new sentry post, security fencing and flood lighting and relocation of existing security barriers at Site 3, RAF High Wycombe, Main Road, Walters Ash.

DBL/07/06536/FUL - Daniel Ledger - 421516

Erection of part two storey, part single storey, side and rear extension with garage conversion at 18 South Maundin, Hughenden Valley.

MAS/07/06593/FUL - Mark Spragg - 421524

Construction of conservatory to rear at 5 Whitfield Road, Hughenden Valley.

MAS/07/06612/FUL - Mark Spragg - 421524

Construction of single storey side extension, single storey rear extension with rear porch and insertion of rear dormer in rear roofspace at Spen Cottage, Coombe Lane, Hughenden Valley.

GMG/07/06622/FUL - Gemma Gearing - 421632

Erection of conservatory to rear with first floor extension over at Challock, Valley Road, Hughenden Valley.

Planning Committee Meeting: 2nd August 2007 - 12 applications were reviewed.

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

ELH/07/06682/ADV - Emma Hatton - 421538

Display of externally illuminated double sided free standing sign on post containing 2 x non illuminated amenity boards at The Red Lion, Missenden Road, Great Kingshill.

The Parish Council objects to this application as the signage is not necessary especially in view of the new large sign on the front of the public house (not shown on the photograph). The new sign would have an adverse impact on the vision splay and would be a hazard on road safety.

GMG/07/06687/FUL - Gemma Gearing - 421632

Insertion of rear dormer and side flank window in connection with loft conversion at Orchard Cottage at Grange Road, Widmer End.

The Parish Council objects to this application as the rear dormer is out of keeping with adjoining properties and would be an intrusion on neighbours.

DBL/07/06753/FUL - Daniel Ledger - 421516

Demolition of existing porch and construction of single storey side and rear extension linked to garage to be converted to habitable room and single storey orangerie extension to rear: two new front bay windows, side projection for new fireplace: new brick and flint façade to front elevation and creation of new access to form in and out driveway (alternative scheme to 06/08020/FUL) at Linden Lea, Spurlands End Road, Great Kingshill.

The Parish Council objects to this application as this, together with previous extensions, contravenes the 50% rule in Green Belt. The Parish Council has no objection to the new additional access provided it is approved by BCC Highways.

AD/07/06761/FUL - Alexia Dodd - 421462

Construction of detached garage to front at Pensax, Warrendene Road, Hughenden Valley.

The Parish Council objects to this application as the siting of this garage is dominant and overbearing in the street scene and detrimental to the character and appearance within the AONB.

AD/07/06791/FUL - Alexia Dodd - 421462

Conversion of integral garage to habitable room and construction of new detached garage at Silver Birches, Missenden Road, Great Kingshill.

The Parish Council does not object to the conversion of the garage to habitable accommodation. However, the Parish Council does object to the proposed double garage, due to its siting in a prominent position at the roadside, which would have an unacceptable effect to the detriment of the character and appearance of the street scene.

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

NB: It was **AGREED** that the Clerk would write to the WDC Officer to query a statement within the application that indicates that planning permission is not required for a garage conversion.

The Council has the following observations on these applications:-

MAS/07/06685/FUL - Mark Spragg - 421524

Construction of rear gable extension to existing bungalow incorporating rooms in roof space, including insertion of 1 x dormer window to front and side at 10 Vincents Way, Naphill.

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

ELH/07/06713/FUL - Emma Hatton - 421538

Construction of conservatory to rear to 146 Templewood, Walters Ash.

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

PECS/07/06756/TPO - Phil Simpkin - 421829

Crown reduce by 20-25% and crown thin by 25-30% to 1 Ash tree (T1) at 15 Marigold Walk at Widmer End.

The Parish Council has no objection provided this work is approved by the WDC Tree Officer.

DBL/07/06758/FUL - Daniel Ledger - 421516

Construction of single storey rear extension, insertion of side and rear dormers in connection with loft conversion and alterations to fenestration (alternative to permitted scheme 04/06241/FUL) at Evington, Cryers Hill Road, Cryers Hill.

The Parish Council has no objection provided that the application does not contravene green belt rules and that there is no intrusion on neighbours.

AD/07/06789/FUL - Alexia Dodd - 421462

Demolition of existing conservatory and erection of first floor and single storey rear extensions at 2 Hatches Lane, Great Kingshill.

The Parish Council has no objection provided that this application does not contravene Green Belt rules and there is no intrusion on neighbours.

The Council has no observations on the following applications:-

MJD/07/06748/FUL - Martin Davies - 421520

Outline permission for erection of 1 dwelling including details of layout and access at land adjacent Spring Grove, Bryants Bottom Road, Bryants Bottom.

The following applications should be approved:-

AD/07/06642/FUL - Alexia Dodd - 421462

Construction of two storey side extension and alterations to retail shop on ground floor and residential flat above at Cryers Hill Post Office and Stores, Cryers Hill Road, Cryers Hill.

Planning Committee Meeting: 23rd August 2007 - 9 applications were reviewed.

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

GMG/07/06687/FUL - Gemma Gearing - 421632

AMENDED:- Insertion of a rear dormer and side flank window in connection with loft conversion at Orchard Cottage, Grange Road, Widmer End.

The Parish Council objects to this application as the rear dormer is out of keeping with adjoining properties and would be an intrusion on neighbours.

LB/07/06882/FUL - Lucy Bamber - 421525

Demolition of existing buildings and erection of 156 units comprising detached, semi detached, terraced and flatted dwellings including Affordable Housing Units, children's' play area, landscaping, means of vehicular and pedestrian access, provision of an emergency access and public open space at Wellesbourne Campus, Kingshill Road, High Wycombe.

The Parish Council strongly object to this application as it feels that it is an overdevelopment of the site and the proposed height and scale of the properties is out of keeping in the AONB, Green Belt, adjacent to a Conservation Area and on a visible hill top site. There are no proposed community facilities for this large development. The overall effect on the infrastructure for both services and highways will be catastrophic. The single entrance and positioning of the roundabout would be a road safety hazard. The possibility of a substantial number of extra vehicles exiting onto Kingshill Road at this point would cause daily grid lock throughout our and neighbouring parishes.

The Council has the following observations on these applications:-

VJB/07/06820/FUL - Valerie Bailey - 421548

Construction of two storey part first floor rear extension including side dormer and alterations to existing dormer at 43 Brimmers Hill, Widmer End.

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

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

MAS/07/06849/FUL - Mark Spragg - 421524

Roof extensions and alterations including insertion of 1 dormer window to west elevation to provide first floor accommodation to existing bungalow and construction of two storey rear extension at 30 Vincents Way, Naphill.

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

ELH/07/06885/FUL - Emma Hatton - 421538

Construction of single storey infill extension, single storey rear extension, conversion of existing garage to form habitable room and erection of detached double garage at 283 Main Road, Walters Ash.

The Parish Council has no objection to the proposed changes to the existing property but considers that this may be overdevelopment. The plan gives an impression of a larger plot than it actually is.

ELH/07/06904/FUL - Emma Hatton - 421538

Demolition of existing garage and construction of two storey side extension with integral garage at Fernlea, Downley Road, Naphill.

The Parish Council has no objection to the demolition of the existing garage and the construction of a two storey side extension. However, the Parish Council notes that the planning history makes no mention of a recently constructed pitched roof brick workshop and garage, which has been constructed within the last four years, to replace a dilapidated barn. This is a sensitive site bordering Naphill Common.

MAS/07/06938/FUL - Mark Spragg - 421524

Construction of roof extensions and alterations, incorporating seven velux windows to provide first floor accommodation to existing bungalow and construction of single storey rear extension, creation of front porch and garage extension at 14 Vincents Way, Naphill.

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

The following applications should be approved:-

ELH/07/06814/FUL - Emma Hatton - 421538

Erection of conservatory to rear at Beechcroft, Pursells Meadow, Naphill.

VJB/07/06851/FUL - Valerie Bailey - 421548

Construction of single storey extension to gable end at 41 Sunny Bank, Widmer End.

End.