

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
held on Thursday 2nd August 2007 commencing at 8pm

UNCONFIRMED

Present:- Cllr L O'Malley (Chairman) Cllr J E Rogers (Deputy)
Cllr M E Ewart Clerk: Mrs L M Turner
Cllr R F Gould Clerical Assistant: Mrs E Marsden

There was one member of the public present.

1. **Apologies for Absence.** Cllr Andrew.
2. **Declarations of Interest in Items on the Agenda.**
07P75 - Cllr Gould declared an interest in application 07/06791/FUL - Silver Birches, Missenden Road, Great Kingshill, as he lives next door to these premises.
3. **Minutes of the previous meeting held on Thursday 12th July 2007.**
07P76 – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
4. **Matters Arising.**
07P77 – 07P69 - Consideration of consultation paper on Changes to Permitted Development. It was **AGREED** that this would be discussed at the end of the meeting.
5. **Review of Conditions Attached to Permissions:-**
07P78 Information was **NOTED** in respect of the following:-
07/05233/CLE Chiltern Lodge, Widmer End
07/05683/FUL Heather Brae, Speen Road, North Dean
07/06016/FUL The Black Lion, Woodlands Drive, Naphill – It was **AGREED** to write to the WDC Officer to query the reasoning for this permission with regard to the colour of the roof tiles.
07/06159/FUL Lastburn, New Road, Walters Ash
07/06206/FUL Stoney Ash, Allen Drive, Naphill
07/06212/FUL Grange Farm Stables, Grange Road, Widmer End
07/06225/FUL 7 Primrose Hill, Widmer End
07/06258/FUL 3 Columbine Road, Widmer End
07/06261/FUL Bramcote, Holly End, Naphill
07/06306/FUL 2 Bramley End, Hughenden Valley
07/06328/FUL Meriels, Stag Lane, Great Kingshill
07/06364/FUL 5 Orchard Close, Hughenden Valley
6. **Review of Reasons for Refusal of Applications:-**
07P79 Information was **NOTED** in respect of the following:-
07/06176/FUL Alde Cottage, 155 Main Road, Naphill
07/06188/FUL Recreation Ground, Main Road, Naphill
07/06202/FUL Lamorna, Christopher Close, Naphill
07/06208/FUL Greenacres, Cryers Hill Road, Cryers Hill
7. **Review of Reasons Contrary to Parish Council Views**
07P80 Information was **NOTED** in respect of the following:-
07/06223/FUL White Walls, Cryers Hill Road, Cryers Hill
8. **Correspondence.**
07P81 - WDC – Notice of appeal on 06/05754/FUL – BCUC Wellesbourne Campus (238 units). It was **AGREED** that the Parish Council's objections would be sent to the Inspector.
07P82 – WDC – Notice of withdrawal of application 07/06147/FUL - Pipers Corner School, Great Kingshill. This was **NOTED**.
9. **Consideration of Planning Applications.**
07P83 – 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.

10. **Other Matters.**
07P84 – 07P76 - Consideration of consultation paper on Changes to Permitted Development. This was discussed in some detail and it was **AGREED** that the Clerk will prepare a response to be checked with the committee members and sent, prior to 17th August 2007
07P85 – The Clerk mentioned an information sheet from WDC, which she had forwarded to all Councillors. It was **NOTED** that the members would bring it to the Clerk’s attention, if they wished this to be brought up at any future meeting.
11. **Items to be considered for the Strategic Plan.**
No items outstanding.
12. **Urgent Matters by permission of the Chairman.**
None.
13. **Date of the Next Meeting.**
The next meeting of the Planning Committee is scheduled for Thursday 23rd August 2007.
It was **NOTED** that the Clerk will not be present at that meeting and Emma Marsden will attend to clerk the meeting.
It was **FURTHER NOTED** that Cllr Andrew and Cllr Gould will also be absent from the next meeting and deputies will attend in their place.

There being no further business, the meeting closed at 10.11pm.

Signed:

Date: