

# HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices held on Thursday 3rd April 2008 commencing at 8pm

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## UNCONFIRMED

**Present:-** Cllr L O'Malley (Chairman) Cllr N J Morris  
Cllr M E Ewart Clerk: Mrs L M Turner  
Cllr R F Gould

There were 2 members of the public present.

The Chairman welcomed the members of the public and explained the procedures to be followed.

1. **Apologies for Absence.** None.
2. **Declarations of Interest in Items on the Agenda.** None.
3. **Minutes of the previous meeting held on Thursday 13th March 2008.**  
**08P36** – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
4. **Matters Arising.**  
**08P37** – Consideration of action taken to remove illegal gate at Oakleaf Farm, Warrendene Road, Hughenden Valley and problems with vehicular parking on the roads. The Clerk notified members that BCC had issued an order for the gate to be removed within 14 days and this was **NOTED**. Cllr O'Malley spoke about the problems with the large vehicles and stated that a letter would be sent to the Police, with copies to the County and District Councils, for action to be taken. This will be reported to the April Council meeting and was **NOTED**.  
**08P38** – Open Spaces Society – illegal tarmac and encroachment of residential curtilage on Naphill Common. Cllr Ewart informed members that Natural England are not taking any further action on this matter. She has spoken to Cllr Pushman and it was **AGREED** that Clerk would try and obtain further information.
5. **Review of Conditions Attached to Permissions:-**  
**08P39** Information was **NOTED** in respect of the following:-  
08/05113/FUL 201 Main Road, Naphill  
08/05122/FUL 252 Main Road, Naphill  
08/05187/FUL 25 Snowdrop Way, Widmer End  
08/05208/FUL Ashmead, Chapel Lane, Naphill  
08/05213/FUL 3 Oakeshott Avenue, Naphill
6. **Review of Reasons for Refusal of Applications:-**  
**08P40** Information was **NOTED** in respect of the following:-  
08/08115/OUT Hoppers Farm, Cockpit Road, Great Kingshill
7. **Review of Reasons Contrary to Parish Council Views.**  
**08P41** Information was **NOTED** in respect of the following:-  
08/05144/FUL Meadowcroft, Cryers Hill Road, Cryers Hill
8. **Correspondence.**  
**08P42** - WDC – Notice that 08/05222/FUL & 08/05223/FUL – The Hideaway, 10a Ash Close, Walters Ash would be heard at the Development Control Committee on 26/3/08. **NOTED**.  
**08P43** – WDC – Notice of appeal on 07/06612/FUL - Spen Cottage, Coombe Lane, Hughenden Valley. This was **NOTED**.  
**08P44** – Planning Inspectorate – Notice of dismissal of appeal on 07/05814/FUL – Spurlands End Road, Great Kingshill. This was **NOTED**.

9. **Consideration of Planning Applications.**  
**08P45** – 19 applications were reviewed.

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

**VJB/08/05542/FUL – Valerie Bailey**

Construction of new roof incorporating front and rear dormers at Timber Edge, Forge Road, Naphill.

The Parish Council objects to this application. The proposed dwelling is of a bulk and mass which is not sympathetic to the surrounding area. The height means the proposed property would dominate the adjoining houses. This property overlooks Green Belt, being adjacent to Naphill Common, an SSSI which is overseen by Natural England. The proposed dwelling would be out of keeping with other properties in this sensitive area.

**DBL/08/05572/FUL – Daniel Ledger**

Erection of two detached 4 bed dwellings with integral garages. Construction of vehicular access at Land at 40 Main Road, Naphill.

The Parish Council objects to this application. It considers these two dwellings would be an overdevelopment of the site. They are too close together and too high. The Parish Council objects to these three storey buildings which would be dominant when seen from the adjacent Green Belt. Three dormer windows in the rear elevation are out of keeping with adjacent properties.

**DBL/08/05575/OUT – Daniel Ledger**

Outline application (including details of access and layout) for the erection of three detached dwellings and the construction of a new access off Coombe Lane at land at The Grove, Coombe Lane and 2 Wedgewood Drive at Hughenden Valley.

The Parish Council strongly objects to this application as it is an overdevelopment of this site in the AONB and includes backland development. The additional access onto Coombe Lane, constitutes a road safety hazard on this already dangerous hill. Plot 2 incorporates an area of natural wildlife sanctuary and should not be developed as it would be contrary to NERC Act 2006 (biodiversity).

**DBL/08/05583/FUL – Daniel Ledger - 421516**

Redevelopment of site to provide erection of chalet bungalow and detached garage. Construction of vehicular access at Highfield, Windmill Lane, Widmer End.

The Parish Council objects to this application as it is an overdevelopment of the site and is not sympathetic to the character of the original dwelling, in the Green Belt and AONB. The Parish Council also question whether this complies with the 50% rule.

**AD/08/05668/LBC – Alexia Dodd - 421462**

Listed building application for the insertion of window to gable end elevation and 1 x velux window in front elevation at Granary Barn, Kingshill Road, Cryers Hill.

The Parish Council objects to the window on the gable end elevation which is not in keeping with a listed building.

**AD/08/05723/FUL – Alexia Dodd - 421462**

Construction of single storey detached garage at Hunts Hill Cottage, Hunts Hill Lane, Naphill.

The Parish Council strongly objects to the size and scale of the proposed double garage and storeroom, as it is inappropriate development in the Green Belt and AONB.

**AD/08/05762/FUL – Alexia Dodd - 421462**

Erection of tree house in rear garden at 165 Main Road, Naphill.

The Parish Council strongly object to this retrospective application. The structure that has been built is a summerhouse on stilts, not a tree house and it overlooks the gardens of several houses. It constitutes a major intrusion on the privacy of neighbours. It is unacceptable in the AONB.

The Council has the following observations on these applications:-

**AHC/08/05254/CTREE – Alastair Cunningham**

Application for Crown reduce by 25% to 4 Horse Chestnut trees (T1, T7, T11 and T12). Crown reduce by 15% to extended limb to 1 Walnut tree(T3). Crown reduce by 15% to 1 Sycamore Tree (T6). Crown reduce by 20% to 1 Lime Tree (T4) and 1 Horse Chestnut tree (T10) at Hughenden Manor, Hughenden Valley.

The Parish Council has no objection provided the work is completed under the direction of the WDC Tree Officer.

**ELH/08/05434/FUL – Emma Hatton - 421538**

AMENDED:- Erection of 19 x 750mm high bollard lights and 2 angled floodlights at The Red Lion, Missenden Road, Great Kingshill.

The Parish Council has no objection to this application provided that there is no intrusion on neighbours and that there would be no light pollution that would be detrimental to the character and appearance of the Chiltern AONB.

**MJD/08/05600/FUL – Martin Davies - 421520**

Demolition of existing chalet bungalow & construction of 1 x 4 bed & 1 x 3 bed detached dwellings, creation of new access to each dwelling & blocking up of existing access at 279 Main Road, Walters Ash. The Parish Council has no objection provided there is no intrusion on neighbours.

**AHC/08/05652/TPO – Alastair Cunningham - 421803**

Crown reduce by up to 25% concentrating on reducing weight of limbs over bungalow to 1 oak tree (T1) at Le Chalet, School Close, Great Kingshill.

The Parish Council has no objection provided the work is completed under the direction of the WDC Tree Officer.

**VJB/08/05751/FUL – Valerie Bailey - 421548**

Construction of single storey side and rear extension, insertion of 1 front and 3 rear dormer windows to provide first floor accommodation and associated roof extensions at 16 Vincents Way, Naphill.

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

The Council has no observations on the following applications:-

**AD/08/05667/FUL – Alexia Dodd - 421462**

Insertion of window to gable end elevation and 1 x velux window in front elevation at Granary Barn, Kingshill Road, Cryers Hill.

**MJD/08/05694/FUL – Martin Davies - 421520**

Retention of hardstanding for the provision of additional parking area (retrospective) at Oakleaf Farm, Warrendene Road, Hughenden Valley.

**DBL/08/05706/FUL – Daniel Ledger - 421516**

Change of use to operate the sale of cars and trailers (class B2 & ancillary offices – retrospective) at Abex, Coldharbour Works, Cryers Hill Road, Cryers Hill.

**GMG/08/05732/FUL – Gemma Gearing - 421632**

Construction of single storey rear extension at Narita House, Boss Lane, Hughenden Valley.

The following applications should be approved:-

**AD/08/05645/FUL – Alexia Dodd - 421462**

Construction of rear conservatory at 32 Friars Gardens, Hughenden Valley.

**ELH/08/05729/CLE – Emma Hatton - 421538**

Certificate of lawfulness of use of land as residential garden at Home Farm House, Bryants Bottom Road, Bryants Bottom.

**ELH/08/05742/FUL – Emma Hatton - 421538**

Construction of two storey rear extension at Briar Cottage, Coombe Lane, Hughenden Valley.

During this section it was **RESOLVED** to suspend standing orders to continue past 10.30pm, in order that the business could be dealt with.

10. **Other Matters.**

11. **Items to be considered for the Strategic Plan.** No items outstanding.

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

**08P46** – Consideration of complaints regarding the size of the replacement storage building being erected at Oakleaf Farm, Warrendene Road, Hughenden Valley – under 06/07989/FUL. Cllr O'Malley gave information to members about the size of the building which appears to exceed the original permission. It was **AGREED** that the Clerk would report this to the Enforcement Department at WDC and ask for them to investigate this matter.

13. **Date of the Next Meeting.**

The next meeting of the Planning Committee is scheduled for Thursday 24th April 2008.

There being no further business, the meeting closed at 10.45pm.

Signed: .....

Date: .....