

# HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices  
held on Thursday 4th October 2007 commencing at 8pm

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## UNCONFIRMED

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

There were no members of the public present.

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 September 2007.**  
**07P108** – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
4. **Matters Arising.**  
**07P109** - 07P107 – A further application for Naphill & Walters Ash School had been submitted by WDC – 07/07192/CONCC - and it had been **AGREED** with the Chairman that a 'No Objection' comment should be submitted, as there was no time for the application to be considered at this meeting. This was **NOTED**.
5. **Review of Conditions Attached to Permissions:-**  
**07P110** Information was **NOTED** in respect of the following:-  
07/06037/FUL Fairways, Stag Lane, Great Kingshill  
07/06756/TPO 15 Marigold Walk, Widmer End  
07/06758/FUL Evington, Cryers Hill Road, Cryers Hill  
07/06789/FUL 2 Hatches Lane, Great Kingshill  
07/06820/FUL 43 Brimmers Hill, Widmer End  
07/06849/FUL 30 Vincents Way, Naphill  
07/06851/FUL Gable End, 41 Sunny Bank, Widmer End  
07/06885/FUL 283 Main Road, Walters Ash  
07/06904/FUL Fernlea, Downley Road, Naphill  
It was **NOTED** that there had been some permissions given which referred to amended drawings, where these had not been notified to the Parish Council. The Clerk was asked to write to WDC asking that the Parish be notified when an amendment has been received, in order for the members to be up to date with what has actually been permitted.
6. **Review of Reasons for Refusal of Applications:-**  
**07P111** Information was **NOTED** in respect of the following:-  
07/05682/FUL Hillbrow, Coombe Lane, Naphill
7. **Review of Reasons Contrary to Parish Council Views**  
**07P112** Information was **NOTED** in respect of the following:-  
07/06612/FUL Spen Cottage, Coombe Lane, Hughenden Valley  
07/06687/FUL Orchard Cottage, Grange Road, Widmer End  
07/06761/FUL Pensax, Warrendene Road, Hughenden Valley
8. **Correspondence.**  
**07P113** - WDC - Notice of Appeal on 07/06176/FUL - Alde Cottage, 155 Main Road Naphill. This was **NOTED** and it was **AGREED** that the Clerk would write confirming the Council's previous objections.  
**07P114** – WDC – Notice of withdrawal of application - 07/06791/FUL - Silver Birches, Missenden Road, Great Kingshill. This was **NOTED**.  
**07P115** – WDC – Notice that application - 07/07073/FUL – 5 Cherrycroft Drive, Naphill, will be heard at the Development Control Committee on 10/10/07. This was **NOTED**.

9. **Consideration of Planning Applications.**  
**07P116** – 15 applications were reviewed.

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

**AD/07/07182/FUL - Alexia Dodd - 421462**

Demolition of existing outbuildings and erection of two storey side and rear extension at Greenacres, Cryers Hill Road, Cryers Hill.

Despite the reduction in size, the Parish Council objects to this application as it does not appear to address the reasons for refusal on 07/06208/FUL.

**VJB/07/07299/FUL - Valerie Bailey - 421548**

Raising of roof and insertion of 2 front, 2 rear & 1 side dormer windows to provide first floor accommodation, construction of a two storey rear extension, new chimney, replacement conservatory and conversion of garage to form habitable accommodation with window to front gable (alternative scheme to 07/05958/FUL) at 232 Main Road, Naphill.

The Parish Council strongly objects to this application due to the detrimental impact upon the visual amenity of the adjoining Green Belt, as well as the special character and appearance of the Chilterns AONB. The unacceptable impact is exacerbated by virtue of the proposal being visible from public footpath no 7, to the east.

**VJB/07/07325/FUL - Valerie Bailey - 421548**

Raising of roof and erection of part two storey part single storey rear extension to enlarged two storey dwelling with rooms in roofspace at Mountain Ash, North Road, Widmer End.

The Parish Council strongly objects to this application as it is totally inappropriate development with regard to height, size and scale compared to adjoining properties and be out of keeping with the street scene. The proposed dormer windows on the 2nd floor would be an intrusion on neighbours. This would set an unacceptable precedent in a rural village location and, if minded to approve, the Parish Council would wish this application to be considered by the Development Control Committee.

The Council has the following observations on these applications:-

**VJB/07/07206/FUL - Valerie Bailey - 421548**

Erection of two replacement sheds to side at Awali, Missenden Road, Great Kingshill.

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

**ELH/07/07261/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 has no objection to the revised signage provided that there is a restriction on the illumination to coincide with the local Spar shop, which closes at 10pm. Great Kingshill is an unlit rural village.

The Council has no observations on the following applications:-

**VJB/07/07170/FUL – Valerie Bailey - 421548**

Erection of new barn style garage and store to side. New vehicular access created to provide in and out arrangement at Barnscroft, Speen Road, North Dean.

The following applications should be approved:-

**TPO/28/2007 – Catherine Mackenzie - 421206**

Tree preservation order to be made on tree on land at Barnscroft, Speen Road, North Dean.

**VJB/07/07226/FUL - Valerie Bailey - 421548**

Erection of first floor rear extension & creation of front porch at Louches Cottage, Hunts Hill Lane, Naphill.

**ELH/07/07270/FUL - Emma Hatton - 421538**

Construction of conservatory to rear at 2 Lisleys Field, Cryers Hill.

**GMG/07/07274/FUL - Gemma Gearing - 421632**

Construction of single storey rear extension at 2 Braeside, Naphill.

**DBL/07/07279/FUL - Daniel Ledger - 421516**

Demolition of existing dwelling and erection of 2 x 3 bed and 1 x 4 bed dwellings with new double garage at Cornerstones, Battingswood Gardens, Naphill.

**ELH/07/07300/FUL - Emma Hatton - 421538**

Insertion of one dormer window to side and internal alterations to create additional bathroom, in roofspace at 68 Windmill Lane, Widmer End.

**ELH/07/07303/FUL - Emma Hatton - 421538**

Erection of detached garage to rear at 9 Vincents Way, Naphill.

**AD/07/07318/FUL - Alexia Dodd - 421462**

Demolition of existing lean-to and erection of side conservatory at 12 Bayley Gardens, Naphill.

**ELH/07/07327/FUL - Emma Hatton - 421538**

Erection of single storey rear extension and replacement flat roof to existing garage at The Nook, Coombe Lane, Hughenden Valley.

10. **Other Matters.**

**07P117** – GOSE – Consideration of Panel Report on Regional Spatial Strategy for South East including BCC Initial Briefing Note on Panel Report. Cllr O'Malley spoke about the report, which was an extensive document. She informed members about some of the changes as they pertain to this area but stated that most of the document was technically out of her realm of knowledge. It was **AGREED** that she would speak to Cllr McCarthy for his guidance.

During this item, it was **RESOLVED** to suspend standing orders to continue beyond the 10.30pm deadline for meetings, in order that these issues can be addressed.

11. **Items to be considered for the Strategic Plan.**

No items outstanding.

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

**07P118** – Cllr O'Malley stated that information had come from WDC that no further 'paper plans' were going to be sent out from this week so it was therefore necessary to decide how this Committee would function. After some discussion, it was **AGREED** that the Clerk would provide paper plans from the WDC website and issue to Councillors as usual on a weekly basis. This would be monitored over the next few months, particularly with regard to amount of time used. There were some queries about amended plans and it was **AGREED** that the Clerk would pursue these with WDC.

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

The next meeting of the Planning Committee is scheduled for Thursday 25th October 2007.

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

Signed: .....

Date: .....