

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
on Thursday 9th October 2008 commencing at 8pm

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 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 18th September 2008.**
08P128 – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
4. **Matters Arising.**
08P129 – 08P109 – GOSE Proposed changes to the draft regional spatial strategy for the south east. Cllr O'Malley presented a report on this document, which is attached to these minutes as appendix A.
5. **Review of Conditions Attached to Permissions:-**
08P130 Information was **NOTED** in respect of the following:-
08/06691/FUL 75 Friars Gardens, Hughenden Valley
08/06834/FUL 38 Georges Hill, Widmer End
08/06841/FUL Edgewood, Cryers Hill Road, Cryers Hill
08/06861/FUL 179 Main Road, Naphill
08/06869/FUL Woodstock, Louches Lane, Naphill
08/06879/FUL Beechwood, Stag Lane, Great Kingshill
08/06889/FUL 283 Main Road, Walters Ash
08/06910/FUL 33 Primrose Hill, Widmer End
08/06922/FUL Red Gables, Coombe Lane, Naphill
08/06930/FUL 238 Main Road, Naphill
08/06932/FUL 132 Main Road, Naphill
08/06945/FUL Challock, Valley Road, Hughenden Valley
6. **Review of Reasons for Refusal of Applications:-**
08P131 Information was **NOTED** in respect of the following:-
08/06555/FUL De La Rue Coates Lane, High Wycombe
08/06556/OUT De La Rue Coates Lane, High Wycombe
7. **Review of Reasons Contrary to Parish Council Views:-**
08P132 Information was **NOTED** in respect of the following:-
08/05850/FUL Village Hall, Coombe Lane, Hughenden Valley
08/06852/FUL Evington, Cryers Hill Road, Cryers Hill
8. **Correspondence.**
08P133 – Planning Inspectorate – Notice of dismissal of appeal on 08/05051/FUL – St Francis, Bryants Bottom Road, Bryants Bottom. This was **NOTED**.
08P134 – WDC – Notice that application 08/06958/FUL – Hoppers Cottage, Cockpit Road, Great Kingshill, has been withdrawn. This was **NOTED**.

9. **Consideration of Planning Applications.**
08P135 – 6 applications were reviewed.

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

DBL/08/07141/FUL – Daniel Ledger - 421516

Construction of 2.4m high paladin fencing and formation of new roller shutter door to warehouse at Buildbase Ltd, Hopkins Yard, Valley Road, Hughenden Valley.

The Parish Council object to this application as the height and, particularly the totally inappropriate materials, are out of keeping in this visually prominent site within the Green Belt and AONB.

The Council has the following observations on these applications:-

ELH/08/07137/FUL – Emma Hatton - 421538

Raising of roof and extensions to first floor including 2 x new velux windows in side elevations and first floor window replacing existing dormer to front elevation at Autumn Cottage, Missenden Road, Great Kingshill.

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

AD/08/07139/FUL – Alexia Dodd - 421462

Construction of first floor rear extension, insertion of window to front in connection with garage conversion and associated external alterations at Mangalia, Primrose Hill, Widmer End.

The Parish Council has no objections to this application provided that this development, together with previous extensions, does not contravene the 50% Green Belt rule.

DBL/08/07180/CLE – Daniel Ledger - 421516

Certificate of existing lawfulness for the continued use of Dartmeet without complying with the agricultural occupancy condition imposed on pp WR/200/52 at Dartmeet, Stocking Lane, Naphill.

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

The Council has no observations on the following applications:-

VJB/08/07115/FUL – Valerie Bailey - 421548

Insertion of 2 x dormer windows in existing outbuilding at Appletree Cottage, Cryers Hill Road, Cryers Hill.

The following applications should be approved:-

GMG/08/07111/FUL – Gemma Gearing - 421632

Insertion of front window to front in connection with garage conversion at Woodcote, Missenden Road, Great Kingshill.

10. **Other Matters.**

None.

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

None.

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 30th October 2008.

There being no further business, the meeting closed at 9.22pm.

Signed:

Date:

Appendix A

Hughenden Parish Council – Planning Committee
Report on the Secretary of State's Proposed Changes to the Draft Regional
Spatial Strategy for the South East

This was a long and very itemised account of the changes and the reasons for them to the original document. It specifically highlighted every change and the reasons for them.

A significant number were to the structure of the document to reduce the length and avoid overlap, rather than changes to the action and intentions of the original document.

A great number of the changes stated 'to incorporate the Panel's recommendations for the reasons given in the report'. There is, therefore, no comment appropriate in the circumstances.

The document, as we know, is all encompassing covering every aspect from infrastructure, climate change, carbon footprints, waste, planning for new homes to the increasing older population! A great extent of the report and the changes are technical and a comment is not going to be constructive as the region this covers stretches from the north of Aylesbury to the Isle of Wight! The areas are diverse and have their own specific needs, etc.

The Green Belt will largely be protected in its current form and our area is unaffected, as far as I can see! Wycombe's number of new houses has increased from 330 to 390!

In conclusion, I cannot question any individual change. As usual, we wish the rural areas to be recognised in their individual needs, but I am not sure this would be a valid comment on this document.

Linda O'Malley
9th October 2008