

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
held on Thursday 10th January 2008 commencing at 8pm

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 20th December 2007.**
08P01 – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
4. **Matters Arising.**
08P02 – 07P156 - The Clerk reported that the 'All About Planning' WDALC training session is now confirmed as being on Thursday 17th April 2008 at 7pm in the WDC Council Chamber. It was confirmed that all the members of the Planning Committee would try to attend. The members discussed and prepared some questions and raised applications and the Clerk was instructed to write to WDALC with these issues.
5. **Review of Conditions Attached to Permissions:-**
08P03 Information was **NOTED** in respect of the following:-
07/07551/FUL 40 Brimmers Hill, Widmer End
07/07617/FUL Sports Pitch, Site 3, RAF, Main Road, Walters Ash
07/07638/FUL Hughenden House, Church Lane, Four Ashes, Cryers Hill
07/07642/FUL 40 Friars Gardens, Hughenden Valley
07/07824/FUL 4 Orchard Close, Hughenden Valley
6. **Review of Reasons for Refusal of Applications:-**
08P04 Information was **NOTED** in respect of the following:-
07/07719/FUL Magnolias, Cryers Hill Road, Cryers Hill
07/07726/FUL Greenlands, Bryants Bottom Road, Bryants Bottom
7. **Review of Reasons Contrary to Parish Council Views.**
None received.
8. **Correspondence.**
08P05 – Planning Inspectorate – re letter on inquiry on 07/05178/FUL - Auchinyell, Downley Road, Naphill. It was **NOTED** that the Inspectorate stated there was no need for the second letter, as they already had received the Parish Council's comments.
08P06 – WDC – Confirmation of removal of advertising sign at Talland, Chapel Lane, Naphill. This was **NOTED**.
08P07 - Planning Inspectorate – Notice of dismissal of appeal on 06/07856/FUL – Old Quarry Works, Main Road, Walters Ash for 20m tree structure with antennas, equipment cabinets, feeders and fencing. This was **NOTED**.
9. **Consideration of Planning Applications.**
08P08 – 7 applications were reviewed.

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

MJD/07/08032/FUL – Martin Davies - 421520

Erection of 1 x detached 4-bed dwelling with detached garage/barn and new access at Land adjacent to Jasmine Cottage, Hatches Lane, Great Kingshill.

The Parish Council objects to this application as this is overdevelopment of the site and would have an over dominating impact on the street scene to the detriment of the special character and appearance of the AONB. The reasons for refusal of application in 07/07471/FUL have not been addressed despite the re-siting of the garage. The inclusion of the third floor windows results in the scale, bulk and height being totally out of keeping with adjoining properties.

RH/07/08115/OUT – Robert Harrison - 421641

Outline application with all matters reserved for the redevelopment of site for residential use (erection of 36 two storey dwelling houses) with landscaped open space at Hoppers Farm, Cockpit Road, Great Kingshill.

The Parish Council strongly objects to this application as the proposed development is in the Green Belt and AONB. Great Kingshill residential area is in the AONB and is currently protected by being surrounded by the Green Belt. Any encroachment into this Green Belt area would have a devastating effect on the character and amenity of the village. The proposed site currently gives an open aspect to the countryside and must be protected to ensure that the village retains its identity. Building on this land would set a dangerous precedent, not only for Great Kingshill, but also throughout the Parish of Hughenden, and all other areas in the Chilterns that are in the AONB and Green Belt. The Parish Council would like to point out that Cockpit Road and Pipers Corner crossroads are accident black-spots and any increase in traffic would be a further danger to road safety. This is a very important application and, if minded to approve, must be considered by the DCC.

The Council has the following observations on these applications:-

DBL/07/08022/FUL – Daniel Ledger - 421516

Conversion of outbuilding to guest house/games room and construction of detached double garage/store room at Ravensmere, Cryers Hill Road, Cryers Hill.

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

SVW/07/08046/CONSA – Sarah White - 421517

Consultation under Department of the Environment Circular 14/90 regarding refurbishment of overhead lines across the District at Upper North Dean.

The Parish Council has no objection to this application but would point out that this is a Conservation Area and trust this has been taken into account.

SVW/07/08047/CONSA – Sarah White - 421517

Consultation under Department of the Environment Circular 14/90 regarding refurbishment of overhead lines across the District at Upper North Dean Farm.

The Parish Council has no objection to this application but would point out that this is a Conservation Area and trust this has been taken into account.

The following applications should be approved:-

GMG/07/08017/FUL – Gemma Gearing - 421632

Construction of single storey front extension and conversion of integral garage to living accommodation at 28 Campion Road, Widmer End.

AD/07/08117/FUL - Alexia Dodd - 421462

Demolition of existing garage and conservatory and construction of single storey side and rear extension, new front porch and replacement chimney to existing bungalow at Minuet, Coombe Lane, Naphill.

10. **Other Matters.** None.
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 31st January 2008.

There being no further business, the meeting closed at 9.37pm.

Signed:

Date: