

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
held on Thursday 10th May 2007 commencing at 8pm

UNCONFIRMED

Present:- Cllr L O'Malley (Chairman) Cllr R F Gould
Cllr A M Andrew Cllr J E Rogers
Cllr M E Ewart Clerk: Mrs L M Turner

There were 5 members of the public present.

1. **Apologies for Absence.** None.
Cllr Andrew had sent apologies that she would be arriving late.
2. **Election of Chairman.**
07P39 – Cllr Rogers (as Council Chairman) took the Chair and welcomed everyone to the meeting. He then asked for nominations for the Chairman of the Planning Committee and Cllr Ewart nominated Cllr O'Malley. This was seconded by Cllr Gould and there were no other nominations. It was then **UNANIMOUSLY RESOLVED** that Cllr O'Malley be the Planning Committee Chairman for the coming year.
Cllr O'Malley then took the Chair and thanked everybody for their vote and support.

Cllr O'Malley then spoke to the members of the public and outlined the procedures to be followed.
3. **Declarations of Interest in Items on the Agenda.** None.
07P40 – The Clerk declared an interest in the application for the Former De La Rue site and it was **AGREED** that she would not participate in any way but would remain in the room to ensure that procedural matters were adhered to. This was **NOTED**.
4. **Minutes of the previous meeting held on Thursday 19th April 2007.**
07P41 – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
5. **Matters Arising.**
There were no matters arising.
6. **Review of Conditions Attached to Permissions:-**
07P42 Information was **NOTED** in respect of the following:-
07/05415/FUL 18 Trees Avenue, Hughenden Valley
07/05428/FUL 6 Limmers Mead, Great Kingshill
07/05431/FUL Scotsdale, Warrendene Road, Hughenden Valley
07/05467/FUL 4 Coombe Gardens, Hughenden Valley
07/05473/FUL The Wheel, Main Road, Naphill
07/05474/FUL 11 Bayley Gardens, Naphill
07/05485/FUL 19 Vincents Way, Naphill
07/05526/FUL 11 Lowlands Crescent, Great Kingshill
07/05568/FUL Ravensmere, Cryers Hill Lane, Cryers Hill
07/05647/ADV Land to the rear of 132 to 135 Templewood, Walters Ash
7. **Review of Reasons for Refusal of Applications:-**
07P43 Information was **NOTED** in respect of the following:-
07/05534/FUL Highfields Cottage, Denner Hill Road, Denner Hill
07/05572/FUL Cherry Trees, Stag Lane, Great Kingshill
8. **Review of Reasons Contrary to Parish Council views:-**
None received.
9. **Correspondence.**
07P44 – WDC - Notice of appeal on DBL/06/07949/FUL - Nortonleigh, Stag Lane, Great Kingshill.
It was **AGREED** that the Clerk would send the Council's comments on this application (No objection provided no intrusion on neighbours) directly to the Planning Inspectorate.

07P45 – WDC – Notice of appeal on VJB/07/05119/FUL - 22 Limmers Mead, Great Kingshill. It was **AGREED** that the Clerk would send the Council's comments on this application (No objection) directly to the Planning Inspectorate.

07P46 – WDC – Notice of appeal on application SDN/06/07856/FUL – Unit 3, Bristows Brickyard, Main Road, Walters Ash (phone mast tree structure). It was **AGREED** that the Clerk would send the Council's comments on this application (No comment) directly to the Planning Inspectorate.

07P47 – WDC – Notice of Appeal on application SDN/07/05178/FUL – Auchinyell, Downley Road, Naphill. It was **AGREED** that the Clerk would send the Council's objections to this application directly to the Planning Inspectorate.

10. **Consideration of Planning Applications.**

07P48 – 16 applications were reviewed.

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

RW/07/05869/FUL - Richard White - 421509

Redevelopment of site providing 34 x 1 bed, 118 x 2 bed flats in three blocks, 1 pair of 3-bed semi detached dwellings, 1 terrace of 4 x 2-bed dwellings, 1 terrace of 5 x 4-bed dwellings, 1 terrace of 7 x 3-bed dwellings, 1 terrace of 8 x 4 bed dwellings with 4 x 2 bed flats mid-terrace (182 dwellings in total), with associated car parking, landscaping and creation of new access. Erection of detached children's nursery building (D1(b)) and 8 units for commercial (B1(c)/B8) use at Former De La Rue Site, Coates Lane, High Wycombe.

The Parish Council strongly objects to this application for the following reasons:-

1. It is overdevelopment of the site.
2. There is a lack of any improvements to the infrastructure, eg: roads, drainage, sewerage, etc.
3. The 5-storey block of flats, together with the 2 x 4-storey residential units, would have an adverse visual impact on the environment and surrounding AONB, Green Belt, safeguarded land, as well as the existing residential area.
3. The increased amount of traffic that would be generated by a development of this size, would have a detrimental impact on the existing main road system.

We would expect this important application to be considered by the Development Control Committee.

(It was **AGREED** that the Clerk inform the District Councillors and the local MP of this objection).

Cllr Andrew arrived during the discussions on this application at 8.20pm.

VJB/07/05939/FUL - Valerie Bailey - 421548

Insertion of ground floor window to side elevation (retrospective) at 28 Trees Avenue, Hughenden Valley.

The Parish Council objects to this retrospective application and would draw attention to the fact that a new toilet has been added, which does not appear to have permission under appn 06/05604/FUL.

AD/07/05993/FUL - Alexia Dodd - 421462

Erection of detached single garage at 2 Hatches Lane, Great Kingshill.

The Parish Council objects to this application as it would be an intrusion on neighbours and have an adverse visual impact on the street scene in this small country lane.

The Council has the following observations:-

DBL/07/05853/FUL - Daniel Ledger - 421516

Insertion of side and rear dormer windows and construction of pitched roof to existing front dormer window at Fairholme, Perks Lane, Prestwood.

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

VJB/07/05893/FUL - Valerie Bailey - 421548

Roof extensions incorporating rear dormer window to provide first floor accommodation to existing bungalow and single storey side & rear extensions and excavation works to rear garden and relocation of retaining wall at Rylands, Cryers Hill Road, Cryers Hill.

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

The Council has no observations on the following:-

VJB/07/05958/FUL - Valerie Bailey - 421548

Construction of a single storey rear extension, raising of roof & insertion of 1 x side dormer window for loft conversion and construction of chimney at 232 Main Road, Naphill.

The Parish Council has no comment on this application. Please note that the planning 'history' provided with this application is not up to date.

MJD/07/05981/FUL - Martin Davies - 421520

Erection of 1 x 4 bed detached dwelling and detached garage (alternative scheme to p/p 06/07051/FUL) at 40 Sunny Bank, Widmer End.

The following applications should be approved:-

VJB/07/05832/FUL - Valerie Bailey - 421548

Erection of pitched roof over existing flat roofed front and rear dormers, over existing garage front and sides flat roof, existing front and side extension flat roof and new front canopy porch at The Chalet, Missenden Road, Great Kingshill.

VJB/07/05850/FUL - Valerie Bailey - 421548

Construction of single storey front and rear extensions at 57 Columbine Road, Widmer End.

AD/07/05859/FUL - Alexia Dodd - 421462

Insertion of one dormer window to north-west side elevation and erection of detached shed at 75 Friars Gardens, Hughenden Valley.

VJB/07/05900/FUL - Valerie Bailey - 421548

Erection of detached replacement garage at Higden Cottage, Valley Road, Hughenden Valley.

VJB/07/05936/FUL - Valerie Bailey - 421548

Construction of replacement flat roof to existing conservatory and insertion of new window at 1 Iris Cottage, Four Ashes Road, Cryers Hill.

VJB/07/05964/FUL - Valerie Bailey - 421548

Erection of rear conservatory (alternative scheme to 06/05945/FUL) at Oldegate, Spurlands End Road, Great Kingshill.

AD/07/05683/FUL – Alexia Dodd - 421462

AMENDED:- Construction of single storey rear extensions, new canopy over front door and formation of new chimney to rear elevation at Heather Brae, Speen Road, North Dean.

VJB/07/05757/FUL – Valerie Bailey - 421548

AMENDED:- Construction of single storey side extension at Gable End, 41 Sunny Bank, Widmer End.

11. **Other Matters.**

07P48 – Enforcement issue regarding illegal gate at Oakleaf Farm, Warrendene Road, Hughenden Valley. Cllr O'Malley gave information on this matter and after some discussion it was **RESOLVED** that the Clerk write to BCC Footpath Co-ordinator to ascertain whether regulations are being followed. The Clerk reported that she had already contacted the Enforcement Officer on this matter but had not received any response, as yet.

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

13. **Urgent Matters by permission of the Chairman.** None.

14. **Date of the Next Meeting.**

The next meeting of the Planning Committee is scheduled for Thursday 31st May 2007. Cllr Andrew gave apologies in advance for the next meeting and stated that Cllr Guy would attend.

There being no further business, the meeting closed at 10.28pm.

Signed:

Date: