

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
held on Thursday 15th May 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. **Election of Chairman.**

08P61 – Cllr Ewart as Vice-Chairman of the Council took the Chair and asked for nominations for the Chairman of the Planning Committee and Cllr Gould then nominated Cllr O'Malley. This was seconded by Cllr Morris 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.

3. **Declarations of Interest in Items on the Agenda.** None.

4. **Minutes of the previous meeting held on Thursday 24th April 2008.**

08P62 – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.

5. **Matters Arising.**

08P63 – 08P48 – Encroachment of residential curtilage on Naphill Common. The Clerk had received a response from WDC which means that every separate encroachment must be reported using their new forms. It was **AGREED** that the Clerk would arrange for this to be done as soon as possible.

6. **Review of Conditions Attached to Permissions:-**

08P64 – The Clerk notified members that there had been an error at WDC, which is why no responses had been received at the last meeting. This had now been corrected and responses were again being received. This was **NOTED**.

08P65 Information was **NOTED** in respect of the following:-

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| 08/05252/FUL | Snoanda, North Road, Widmer End |
| 08/05263/FUL | Parkstone, Valley Road, Hughenden Valley |
| 08/05369/FUL | 14 Vincents Way, Naphill |
| 08/05401/FUL | Lastburn, New Road, Walters Ash |
| 08/05434/FUL | The Red Lion, Missenden Road, Great Kingshill |
| 08/05476/FUL | 246a Main Road, Naphill |
| 08/05645/FUL | 32 Friars Gardens, Hughenden Valley |
| 08/05652/TPO | Le Chalet, School Close, Great Kingshill |
| 08/05667/FUL | Granary Barn, Kingshill Road, Four Ashes |
| 08/05706/FUL | Abex, Coldharbour Works, Cryers Hill Road, Cryers Hill |
| 08/05732/FUL | Narita House, Boss Lane, Hughenden Valley |
| 08/05742/FUL | Briar Cottage, Coombe Lane, Hughenden Valley |
| 08/05780/FUL | Sports Hall & Gymnasium, Site 3 RAF, Walters Ash |

7. **Review of Reasons for Refusal of Applications:-**

08P66 Information was **NOTED** in respect of the following:-

| | |
|--------------|--|
| 08/05318/ADV | Walters Ash Service Station, 243 Main Road, Walters Ash |
| 08/05340/FUL | Mangalia, Primrose Hill, Widmer End |
| 08/05572/FUL | Land at 40 Main Road, Naphill |
| 08/05575/OUT | Land at The Grove, Coombe Lane & 2 Wedgewood Drive, Hughenden Valley |
| 08/05723/FUL | Hunts Hill Cottage, Hunts Hill Lane, Naphill |

8. **Review of Reasons Contrary to Parish Council Views.**
08P67 Information was **NOTED** in respect of the following:-
08/05329/FUL 5 Cherrycroft Drive, Naphill
08/05542/FUL Timber Edge, Forge Road, Naphill
08/05668/FUL Granary Barn, Kingshill Road, Four Ashes
9. **Correspondence.**
08P68 - WDC – Notice that MJD/08/05600/FUL - 279 Main Road, Walters Ash has been withdrawn. This was **NOTED**.
08P69 – Planning Inspectorate - Notice that appeal on 07/07104/FUL - Beechgrove, Bryants Bottom Road, Bryants Bottom has been withdrawn. This was **NOTED**.
08P70 – WDC – Notice that AD/08/05368/FUL – Greenacres, Cryers Hill Road, Cryers Hill, will be heard at the Development Control Committee on 21/65/08. This was **NOTED**.
08P71 – WDC – TPO 20/2008 - Notice of tree preservation order to be placed on oak tree on land at Hunts Hill Cottage, Hunts Hill Lane, Naphill. This was **NOTED**.
10. **Consideration of Planning Applications.**
08P72 – 10 applications were reviewed.

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

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

AMENDED:- Redevelopment of site to provide erection of chalet bungalow and detached garage with 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.

DBL/08/06011/FUL - Daniel Ledger - 421516

Construction of single storey rear extension, roof extensions to include new gable ends, insertion of one side dormer window in connection with loft conversion to granny flat and raising of roof at Pensylva, Cryers Hill Road, Cryers Hill.

The Parish Council objects to this application as it is inappropriate development within the Green Belt and AONB. The Parish Council also questions whether this extension, together with any previous extensions, complies with the 50% in Green Belt rule.

DBL/08/06038/FUL - Daniel Ledger - 421516

Erection of detached double garage & construction of vehicular access at land adjoining 155 Main Road, Naphill.

The Parish Council strongly objects to this application. The construction of a bungalow with vehicular access has been refused on appeal (APP/K0425/A/07/2053729). This new proposal would be inappropriate development, for a purpose which is not clear, given that the garage would not be for a residential property. The appeal cited in its refusal of the application 07/06176/FUL the unsuitability of the proposed access which would be very close to 153 and 155 Main Road. The users of any garage could not help but intrude on the privacy of the surrounding properties (as detailed in paragraph 3 of the appeal decision). The Inspector clearly states that the main issue is the intrusive nature of the proposed backland development and the unsuitability of the site and its access. If minded to approve, the Parish Council wishes this application to be referred to the Development Control Committee.

DBL/08/06101/FUL - Daniel Ledger - 421516

Continued mixed use of site for storage and offices. Change of use from Builders Yard to Vehicle workshop facilities at 280 Main Road, Walters Ash.

The Parish Council strongly objects to the application for change of use from a builder's yard to a vehicle workshop. We believe the applicant (G Saunders) may operate breakers' yards in several locations and the Parish Council is concerned that the purpose of the application is to create a breakers yard in the rural settlement of Naphill. The proposed operating hours are totally unacceptable in a residential settlement. This is clearly inappropriate. If minded to approve, the Parish Council wishes this application to be referred to the Development Control Committee.

The Council has the following observations on these applications:-

MJD/08/06145/FUL - Martin Davies - 421520

Erection of a single storey portakabin for temporary use as a 'not for profit' community shop on east side of the village hall at Hughenden Valley Village Hall, Coombe Lane, Hughenden Valley.

The Parish Council has an interest in this application as it has awarded a grant towards this project. However, the Parish Council would normally have no objection to this application.

The Council has no observations on the following applications:-

VJB/08/06033/FUL - Valerie Bailey - 421548

Construction of single storey detached garage to front at Beech View, Cryers Hill Road, Cryers Hill.

DBL/08/06093/FUL - Daniel Ledger - 421516

Construction of single storey rear extension, roof height extension to provide additional living accommodation at Bowley Rise, Speen Road, North Dean.

The following applications should be approved:-

AD/08/06031/FUL - Alexia Dodd - 421462

Construction of single storey front and rear extensions (alternative scheme to pp 07/05683/FUL) at Heather Brae, Speen Road, North Dean.

VJB/08/06092/FUL - Valerie Bailey - 421548

Construction of single storey side/rear extension, roof extension incorporating extension to existing flat roofed rear dormer and insertion of 2 front pitched roof dormers, alterations to provide first floor accommodation, erection of front porch and garage extension (alternative scheme to pp 08/05369/FUL) at 14 Vincents Way, Naphill.

MJD/08/06132/FUL - Martin Davies - 421520

Demolition of existing chalet bungalow and construction of 1 x 4 bed and 1 x 3 bed detached dwellings, creation of new access to each dwelling and blocking up of existing access at 279 Main Road, Walters Ash.

11. **Other Matters.**

None.

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 5th June 2008.

There being no further business, the meeting closed at 10.10pm.

Signed:

Date: