

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
on Thursday 17th July 2008 commencing at 8pm

UNCONFIRMED

Present:- Cllr M E Ewart (Chairman) Cllr L J Smith (Deputy)
Cllr R F Gould Clerk: Mrs L M Turner
Cllr N J Morris

There were no members of the public present.

- 1. Apologies for Absence.** Cllr O'Malley.
As the Chairman was absent, the Vice Chairman of the Council took the Chair.
- 2. Declarations of Interest in Items on the Agenda.**
08P93 – Cllr Smith declared an interest in 08/06543/FUL – 9 Cherry Tree Close, Hughenden Valley & 08/06565/CLP – 1 Cherry Tree Close, Hughenden Valley. The Clerk declared an interest in 08/06555/FUL & 08/06556/OUT – De La Rue, Coates Lane, High Wycombe.
- 3. Minutes of the previous meeting held on Thursday 26th June 2008.**
08P94 – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
- 4. Matters Arising.**
08P95 - 08P63 – WDC – Response regarding alleged encroachment at Naphill Common and Chapel Lane, Naphill. The Clerk gave information that this matter had been investigated and found to conform to regulations and therefore would not be progressed by WDC. This was **NOTED** and it was **AGREED** to send a copy of this correspondence to Open Spaces Society, Chilterns Conservation Board and West Wycombe Estates.
- 5. Review of Conditions Attached to Permissions:-**
08P96 Information was **NOTED** in respect of the following:-
08/06201/FUL Poplars, Louches Lane, Naphill
08/06210/FUL 107 Primrose Hill Widmer End
08/06256/FUL 8 Hoppers Way, Great Kingshill
- 6. Review of Reasons for Refusal of Applications:-**
08P97 Information was **NOTED** in respect of the following:-
08/06101/FUL 280 Main Road, Walters Ash
- 7. Review of Reasons Contrary to Parish Council Views:-**
08P98 Information was **NOTED** in respect of the following:-
07/07496/FUL One Fir, Perks Lane, Prestwood
08/05583/FUL Highfield, Windmill Lane, Widmer End – it was **AGREED** to send a letter to WDC as this had been approved with an amended drawing, which was considered to be substantially altered from the original.
- 8. Correspondence.**
08P99 - WDC – Notice that 08/06198/FUL - 5 Main Road, Naphill has been withdrawn. **NOTED.**
08P100 - WDC – Notice that 08/06291/FUL – 232 Main Road, Naphill was heard at the Development Control Committee meeting held on 16/7/08. It was **NOTED** that the application was approved.
08P101 – WDC – Statement of adoption of Wycombe Development Framework Core Strategy. Cllr Gould took a copy of the document and would bring to the members' attention anything that was particularly relevant to the Parish Council. This was **NOTED.**
- 9. Consideration of Planning Applications.**
08P102 – 19 applications were reviewed.

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

GMG/08/06502/FUL - Gemma Gearing - 421632

Construction of detached shed in rear garden (part retrospective) at Dale View, Bryants Bottom Road, Bryants Bottom.

The Parish Council objects to this application as it is inappropriate development in the Green Belt and constitutes an intrusion on neighbours.

ELH/08/06543/FUL – Emma Hatton – 421538

Replacement of existing fence with erection of 3m high acoustic perimeter fence on Valley Road at 9 Cherry Tree Close, Hughenden Valley.

The Parish Council objects to the height of the proposed fence. It considers it would have a detrimental visual impact on the street scene and be unacceptable in this rural area.

Cllr Smith declared an interest in this application and took no part in the decision.

08/06555/FUL – Richard White – 421509

Redevelopment of site to provide 162 residential units (43 x 1 bed flats, 92 x2 bed flats, 4 x 2 bed houses, 16 x 3 bed houses and 7 x 4 bed houses) with 305 sqm community building (D1 class) including new access arrangements, associated landscaping and car parking (see also planning application 08/06556/OUT) at De La Rue, 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 height and design of the proposed blocks of flats and other 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.
4. 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.
5. The design of the dwellings is out of keeping, and not compatible, with the surrounding Buckinghamshire character.

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

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

The Clerk declared an interest in this application.

08/06556/OUT – Richard White – 421509

Outline application for redevelopment of site to provide 2,437 sqm of commercial use (B1(c) / B8), including access (Matter reserved: Appearance, Landscaping, layout and Scale) (See also planning application 08/06555) at De La Rue, Coates Lane, High Wycombe.

The Parish Council objects to this application as there is no improved provision in the infrastructure to cope with the increased traffic from commercial use.

The Clerk declared an interest in this application.

The Council has the following observations on these applications:-

DBL/08/06485/LBC- Daniel Ledger - 421516

Listed Building Application for internal alterations including the removal of internal walls ground and first floor, construction of partition wall on the first floor to create en-suite bathroom, infill opening to current study of first floor and alter bathroom layout on ground floor at The Farm House, Speen Road, North Dean. The Parish Council has no objection provided the proposed alterations do not contravene listed building regulations.

ELH/08/06499/FUL – Emma Hatton - 421538

Construction of two storey side and rear extension at 3 Orchard Close, Hughenden Valley.

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

GMG/08/06524/LBC – Gemma Gearing – 421632

Construction of part single storey, part two storey side and rear extensions. Raising of the roof and insertion of 2 side dormer windows in connections with first floor living accommodation and construction of porch to front at Barn Lodge, Kingshill Road, Cryers Hill

The Parish Council has no objection provided this complies with listed building regulations.

VJB/08/06573/FUL – Valerie Bailey – 421548

Demolition of existing single storey building and garages and alterations to scrap yard enclosure at Site 3 to form new car park facility including 88 spaces and 6 motorcycle bays, a reduction in perimeter wall height from 3m to 1 m and alterations to existing entrance area to improve access facilities and flood lighting to new parking area at Scrap Yard, RAF High Wycombe, Main Road, Walters Ash.

The Parish Council has no objection provided that the lighting does not intrude on neighbouring properties and is angled down to avoid light pollution.

DBL/08/06626/CLE – Daniel Ledger – 421516

Certificate of Lawfulness for existing use of Dartmeet as a dwelling with no agricultural tie at Dartmeet, Stocking Lane, Naphill.

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

MJD/08/06647/FUL – Martin Davies – 421520

Erection of stable block, haystore and implement store and associated access at The Old Weathercock, Denner Hill Road, Denner Hill.

The Parish Council has no objection provided this does not contravene Green Belt regulations and does not constitute a visual intrusion on the landscape. Condition to be for private use only.

The Council has no observations on the following applications:-

VJB/08/06493/FUL – Valerie Bailey - 421548

Retention of detached garage at Naphill Barn, 232A Main Road, Naphill.

The following applications should be approved:-

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

AMENDED:- Demolition of existing garage/canopy & erection of single storey side & rear infill extensions. Excavation to rear garden and relocation of retaining wall at Rylands, Cryers Hill Road, Cryers Hill.

VJB/08/06478/FUL – Valerie Bailey - 421548

Construction of single storey detached garage at The Birch Tree, Lacey Drive, Naphill.

VJB/08/06479/FUL – Valerie Bailey - 421548

Construction of rear conservatory at The Birch Tree, Lacey Drive, Naphill.

AD/08/06510/FUL - Alexia Dodd - 421462

Construction of additional garage adjoining existing single garage (alternative scheme to p/p 08/06510/FUL) at 5 Old Heatherdene Cottages, Common Road, Great Kingshill.

GMG/08/06523/FUL – Gemma Gearing - 421632

Construction of part single storey, part two storey side and rear extensions. Raising of roof and insertion of 2 side dormer windows in connections with first floor living accommodation and construction of porch to front at Barn Lodge, Kingshill Road, Cryers Hill.

& AMENDED PLANS

Omission of front porch and replace dormer with velux window at Barn Lodge, Kingshill Road, Cryers Hill.

GMG/08/06527/FUL – Gemma Gearing – 421632

Erection of a detached double garage at 2 Sladmore Cottages, Cryers Hill Road, Cryers Hill.

DBL/08/06590/FUL – Daniel Ledger – 421516

Erection of detached machinery store in the recreation ground (amendment to p/p 06/07343/FUL) retrospective at Widmer End Village Hall, Widmer End.

ELH/08/06565/CLP – Emma Hatton – 421538

Certificate of proposed lawfulness for construction of single storey side extension at 1 Cherry Tree Close, Hughenden Valley.

Cllr Smith declared an interest in this application and took no part in the decision.

- 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 7th August 2008.

There being no further business, the meeting closed at 10.30pm.

Signed:

Date: