

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
held on Thursday 21st June 2007 commencing at 8pm

UNCONFIRMED

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

There were 2 members of the public present.

1. **Apologies for Absence.** None.
Cllr Andrew had sent apologies that she would be arriving late due to work commitments.
2. **Declarations of Interest in Items on the Agenda.**
None.
3. **Minutes of the previous meeting held on Thursday 31st May 2007.**
07P57 – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
4. **Matters Arising.**
07P58 – 07P55 - Communities & Local Government – Consultation on white paper. It was **AGREED** to take this under 'Other Matters' after the applications had been considered, in order to allow for a fuller discussion.
5. **Review of Conditions Attached to Permissions:-**
07P59 Information was **NOTED** in respect of the following:-
06/07989/FUL Oakleaf Farm, Warrendene Road, Hughenden Valley
07/05773/TPO Church Farm, Valley Road, Hughenden Valley
07/05787/FUL Staddlestones, Louches Lane, Naphill
07/05819/TPO Ambleside, Purssells Meadow, Naphill
07/05832/FUL The Chalet, Missenden Road, Great Kingshill
07/05850/FUL 57 Columbine Road, Winder End
07/05853/FUL Fairholme, Perks Lane, Prestwood
07/05900/FUL Higden Cottage, Valley Road, Hughenden Valley
07/05936/FUL 1 Iris Cottage, Four Ashes Road, Cryers Hill
07/05939/FUL 28 Trees Road, Hughenden Valley
07/05949/CLP 18 Sunny Bank, Widmer End
07/05958/FUL 232 Main Road, Naphill
07/05964/FUL Oldegate, Spurlands End Road, Great Kingshill
07/05981/FUL 40 Sunny Bank, Widmer End
6. **Review of Reasons for Refusal of Applications:-**
07P60 Information was **NOTED** in respect of the following:-
07/05993/FUL 2 Hatches Lane, Great Kingshill
07/06099/FUL 6 Wedgewood Drive, Hughenden Valley
7. **Review of Reasons Contrary to Parish Council Views**
07P61 Information was **NOTED** in respect of the following:-
07/057557/FUL Gable End, 41 Sunny Bank, Widmer End
07/05859/FUL 75 Friars Gardens, Hughenden Valley
8. **Correspondence.**
07P62 - WDC – Notice that application 07/05682/FUL – Hillbrow, Coombe Lane, Naphill – will be considered at the Development Control Committee on 20th June 2007. This was **NOTED**.
07P63 – WDC – Notice that application 07/05177/FUL – Land at rear of Rickyard Cottage, Denner Hill – has been withdrawn. This was **NOTED**.
9. **Consideration of Planning Applications.**
07P64 – 15 applications were reviewed.

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

DBL/07/06223/FUL - Daniel Ledger - 421516

Creation of second access to Cryers Hill Road at White Walls, Cryers Hill Road, Cryers Hill.

The Parish Council objects to this application as there is adequate space in front of the property to enable a turning area to be created. White Walls bungalow is on the busy A4128 and is part of the walk to school route and any additional access would create an extra hazard and affect road safety.

VJB/07/06341/FUL - Valerie Bailey - 421548

Construction of part two storey, part single storey side extension at Beechgrove, Bryants Bottom Road, Bryants Bottom.

The Parish Council objects to this application as it would be inappropriate development in the Green Belt and AONB and would also contravene the 50% rule in Green Belt.

VJB/07/06344/FUL - Valerie Bailey - 421548

Construction of part single / part two storey rear extension and two storey side extension at 1 Spring Rising, Valley Road, Hughenden Valley.

The Parish Council objects to this application as it would be inappropriate development adjacent to the Green Belt and over-development of the site.

DBL/07/06359/FUL - Daniel Ledger - 421516

Erection of 3 bed replacement bungalow with garage at 5 Honey Way, Walters Ash.

The Parish Council strongly objects to this application as it is over-development of the site and the proposed dwelling is out of proportion with surrounding properties.

The Council has the following observations on these applications:-

GMG/07/06258/FUL - Gemma Gearing - 421632

Construction of conservatory to rear at 3 Columbine Road, Widmer End.

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

VJB/07/06268/FUL - Valerie Bailey - 421548

Erection of first floor side extension, front entrance porch and detached outbuilding to rear at 141 Main Road, Naphill.

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

ELH/07/06306/FUL - Emma Hatton - 421599

Construction of single storey rear extensions and formation of first floor balcony to rear elevation at 2 Bramley End, Hughenden Valley.

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

AD/07/06331/FUL - Alexia Dodd - 421462

Erection of car port style canopy linking house to shed at 21 Mosley Road, Naphill.

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

ELH/07/06364/FUL - Emma Hatton - 421599

Construction of single storey conservatory to the rear at 5 Orchard Close, Hughenden Valley.

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

The following applications should be approved:-

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.

ELH/07/06225/FUL - Emma Hatton - 421599

Construction of single storey conservatory to rear at 7 Primrose Hill, Widmer End.

ELH/07/06261/FUL - Emma Hatton - 421599

Erection of conservatory to rear elevation at Bramcote, Holly End, Naphill.

ELH/07/06328/FUL - Emma Hatton - 421599

Construction of single storey conservatory to side at Meriels, Stag Lane, Great Kingshill.

AD/07/06394/FUL - Alexia Dodd - 421462

Construction of single storey rear extension to no 19 Cockpit Close and construction of single storey rear conservatory to no 20 Cockpit Close at 19 & 20 Cockpit Close, Great Kingshill.

GMG/07/06403/FUL - Gemma Gearing - 421632

Construction of single storey side extension to form covered smoking terrace at the White Lion, Cryers Hill Road, Cryers Hill.

10. **Other Matters.**

07P65 – Consideration of press articles on backland development and confirmation of regulations.

After a short discussion this was **NOTED**.

07P66 – Communities & Local Government – consultation on white paper ‘Planning for a Sustainable Future’. Each of the members had a copy of this document and some discussion followed. It was **NOTED** that a further consultation paper on Permitted Development is to be issued and **AGREED** that the Clerk obtain this as soon as possible, as it will be important to respond regarding this section. It was **FURTHER AGREED** that Cllr Gould would contact Cllrs Pushman and McCarthy for their input on this issue.

07P67 - Discussion of new planning procedures due to changes in procedure by Wycombe District Council. The Clerk gave information on the new procedures and carried out a training session with the members as to how to connect to the WDC Planning website. There was some further discussion as to how to proceed with this trial and it was realised that each Planning member must be connected on broadband. As this would be a necessary requirement it was **AGREED** to place this issue as a separate item on the July Council agenda for consideration of an allowance for Planning members.

During this item it was **AGREED** to suspend standing orders so that the meeting could continue after 10.30pm.

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 12th July 2007.

There being no further business, the meeting closed at 10.50pm.

Signed:

Date: