

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
held on Thursday 24th April 2008 commencing at 8pm

UNCONFIRMED

Present:- Cllr L O'Malley (Chairman) Cllr I N Guy (Deputy)
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.** Cllr Morris.
2. **Declarations of Interest in Items on the Agenda.** None.
3. **Minutes of the previous meeting held on Thursday 3rd April 2008.**
08P47 – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
4. **Matters Arising.**
08P48 – 08P38 – Open Spaces Society – illegal tarmac and encroachment of residential curtilage on Naphill Common. The Clerk gave additional informant to the members and it was **AGREED** that she would report the offence to WDC Enforcement Officers and ask for action in this matter. It was **NOTED** that a copy of the letter would also be sent to Open Spaces, Chilterns Conservation Board and West Wycombe Estates.
5. **Review of Conditions Attached to Permissions:-**
None received.
08P49 – The Clerk informed members that she had not received any Decision Notices from WDC since the last Planning meeting, which is extremely unusual. There was some discussion on this matter, as it was realised that the new procedures may mean these will no longer be sent. This would entail a lot more checking and printing work done within the office and would have a time implication for staff. It was **AGREED** that the Clerk would check this with WDC and report back to the Committee.
6. **Review of Reasons for Refusal of Applications:-**
08P50 Information was **NOTED** in respect of the following:-
08/05223/FUL The Hideaway, 10a Ash Close, Walters Ash
7. **Review of Reasons Contrary to Parish Council Views.**
08P51 Information was **NOTED** in respect of the following:-
08/05222/FUL The Hideaway, 10a Ash Close, Walters Ash
8. **Correspondence.**
08P52 - WDC – Notice that 08/05542/FUL – Timber Edge, Forge Road, Naphill would be heard at the Development Control Committee on 23/4/08. It was **NOTED** that Cllr Ewart attended the meeting and, although the Parish Council objected to this application, it was permitted.
08P53 – WDC – Notice of appeal on 07/07104/FUL – Beechgrove, Bryants Bottom Road, Bryants Bottom. This was **NOTED**.
08P54 – WDC – Confirmation of Tree Preservation Order 39/2007 for trees on land at 29-37 Columbine Road, Widmer End.
08P55 – WDC - Notice of dismissal of appeals on 05/07469/FUL & 05/07481/OUTEA – Terriers Farm, High Wycombe. This was **NOTED**.
08P56 – WDC - Notice of allowance of appeal on 06/05754/FUL for 238 units at Wellesbourne Campus, Kingshill Road, Terriers, High Wycombe.
08P57 – BALC – Consultation paper on e-planning. It was **AGREED** that the Clerk would respond on behalf of the committee, with assistance from the Chairman, if required.

9. **Consideration of Planning Applications.**
08P58 – 19 applications were reviewed.

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

DBL/08/05785/OUT - Daniel Ledger - 421516

Outline application for erection of detached dwelling (submission of layout scale and access) at Land at 1 Bramley End, Hughenden Valley.

The Parish Council objects to this outline application as it is overdevelopment of the site and would be an intrusion on neighbours.

VJB/08/05871/FUL - Valerie Bailey - 421548

Construction of rear conservatory at Seletar, 6 Purssells Meadow, Naphill.

The Parish Council objects to the proposed conservatory due to loss of amenity to the adjoining semi-detached house.

The Council has the following observations on these applications:-

VJB/08/05846/FUL - Valerie Bailey - 421548

Construction of two storey side/rear extension and new pitched roof to existing flat roofed garage at 30 Sunny Bank, Widmer End.

The Parish has no objection to this application provided there is no intrusion on neighbours.

VJB/08/05887/FUL - Valerie Bailey - 421538

Construction of part single storey / part first floor side extension and part conversion of garage at 12 South Maundin, Hughenden Valley.

The Parish has no objection to this application provided there is no intrusion on neighbours.

The Council has no observations on the following applications:-

VJB/08/05839/FUL - Valerie Bailey - 421548

Raising of roof and erection of part two storey part single storey rear extension to enlarged two storey dwelling with rooms in roof space (alternative scheme to p/p 07/07325/FUL to include fenestration in the front and rear elevations) at Mountain Ash, North Road, Widmer End.

VJB/08/05906/FUL - Valerie Bailey - 421548

Construction of two storey rear extension at 16 Trees Avenue, Hughenden Valley.

The following applications should be approved:-

DBL/08/05780/FUL - Daniel Ledger - 421516

Replacement of existing changing facilities at Building 42a Modular 4 Team Changing Block and the refurbishment of the existing covered way linking the existing female changing block at Building 19a to the Gymnasium (alternative scheme to p/p 07/07425/FUL) at Site 3, RAF High Wycombe, Walters Ash.

AD/08/05850/FUL - Alexia Dodd - 421462

Construction of single storey side extension to Hughenden Valley Village Hall, Coombe Lane, Hughenden Valley.

ELH/08/05867/FUL - Emma Hatton - 421538

Construction of single storey front extension and new pitched roof over existing garage flat roof projection at 49 Trees Road, Hughenden Valley.

ELH/08/05877/FUL - Emma Hatton - 421548

Conversion of garage and porch into habitable living space at 53 Georges Hill, Widmer End.

AD/08/05916/FUL - Alexia Dodd - 421462

Replacement of existing garage with new double garage at 5 Old Heatherdene Cottages, Common Road, Great Kingshill.

ELH/08/05937/FUL - Emma Hatton - 421538

Construction of replacement conservatory and new pitched roof at Chiltern House, Stocking Lane, Naphill.

AD/08/05950/FUL - Alexia Dodd - 421462

Construction of single storey side / rear extension at 2 Church Lane, Naphill.

ELH/08/05974/FUL - Emma Hatton - 421538

Demolition of existing detached garage and construction of new detached garage at White Walls, Cryers Hill Road, Cryers Hill.

10. **Other Matters.**
08P59 – Update to the South East England Regional Housing Strategy 2008-2011. Cllr O'Malley spoke on this matter and gave information to members and this was **NOTED**. A copy of the report will be attached to these minutes.
08P60 - WDALC Planning Seminar. Cllr O'Malley provided a report for members and this was **NOTED**. A copy of the report will be attached to these minutes. There was some discussion and it was **AGREED** that the Clerk would write to WDALC to thank them for a very well presented seminar, which was informative and enjoyable.
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 15th May 2008.

There being no further business, the meeting closed at 10.25pm.

Signed:

Date:

Appendix A/080424

To be issued with Planning minutes from meeting on 24th April 2008

**Report by Cllr Linda O'Malley on the Regional Housing Strategy 2008/2011
South East England Regional Assembly – Regional Housing Board**

The covering letter to this report states "The objective to increase the number of new affordable homes build in the region remains key to the Board's members."

Although you could not argue with this, sometimes it can be used to the detriment of the surrounding area of a development in order to tick a target box!

It must be remembered that the area covered is immense and diverse – Milton Keynes to the north to the Isle of Wight in the south to the white cliffs of Dover in the east! The need for affordable housing is not in dispute!

Rural Affordable Housing is mentioned and it is anticipated that the funded number of this specific type of affordable home in rural areas will be increased to 500 per year across the region in rural settlements with a population less than 3,000 – not impressive when you think of the size of the region!

The Action Plan underlines that the targets within the strategy are long term. There is no action required.

**Report by Cllr Linda O'Malley on Planning for Parish Councillors by Wycombe District Association
of Local Councils at Wycombe District Council's Council Chamber on Thursday 17th April 2008**

I attended this training seminar along with Cllr McCarthy, Cllr Ewart, Cllr Guy, Cllr Jarman and Cllr Morris. Our own Cllr Davies chaired the event with his usual light touch! There was an excellent turn out of approximately 60 parish councillors.

The evening was based on question previously submitted by the parishes. It was presented, in the main, by Andrew Nicholson, Development Control Manager with back up by Jerry Unsworth, Head of Planning and Sustainability. Alison Pipes, Building Control Manager, also did a short but informative presentation specifically on her own specialised section.

This event proved to be valuable for everyone, whatever their experience, and I think we all learnt something new! Personally I was unaware that the team member who deals with a planning application does not make the decision – his report is given to a team leader and the more experienced and senior member of the planning department makes the decision.

The evening covered all aspects of planning and where there were gentle! rumblings from the assembled councillors, Jerry Unsworth and Andrew Nicholson did, at the time, take notice, and in some cases promised to look into any action they could realistically take. Of course there will always be differences of opinion but where the parish councils disagree, or indeed, cannot understand a decision from the Planners, Mr Nicholson suggested we could look on line and read the officer's report. We might still not like it, but we should understand why they came to their decision!

I was pleased to hear them state that they have a duty to consult parish councils and we should continue to give our honest opinions to the applications that come before us – always bearing in mind these comments are in the public domain! Believe me, Hughenden Parish Council have every intention, on behalf of our residents, to do just that!

I hope there will be further similar seminars. I would like to understand the responsibilities and role of the Enforcement section of Planning and I am sure my fellow councillors, whether specifically involved in planning or not, have their own preferences for any future events.

If you get the opportunity, do attend because you will find it worthwhile within your remit as a parish councillor, but also as a resident within the Wycombe District Council area.