

# HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices  
held on Thursday 25th October 2007 commencing at 8pm

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## UNCONFIRMED

**Present:-** Cllr L O'Malley (Chairman) Cllr D G Jarman (Deputy)  
Cllr N J Morris Clerk: Mrs L M Turner  
Cllr M E Ewart

There were no members of the public present.

1. **Apologies for Absence.** Cllr Gould.
2. **Declarations of Interest in Items on the Agenda.** None.
3. **Minutes of the previous meeting held on Thursday 4th October 2007.**  
**07P119** – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
4. **Matters Arising.**  
**07P120** - WDC - Confirmation of the reasons the garage conversion at Silver Birches, Missenden Road, Great Kingshill does not require planning permission, as it had not been 'conditioned' when first built. This was **NOTED**.  
**07P121** - WDC - Confirmation on why no amended application was sent on 5 Cherrycroft Drive, Naphill. This was **NOTED**.  
**07P122** - BCC – Confirmation that landowner has been instructed to remove illegal gate from footpath at Oakleaf Farm, Warrendene Road, Hughenden Valley. This was **NOTED**.
5. **Review of Conditions Attached to Permissions:-**  
**07P123** Information was **NOTED** in respect of the following:-  
07/06748/FUL Land adjacent to Spring Grove, Bryants Bottom  
07/06938/FUL 14 Vincents Way, Naphill  
07/07069/FUL Winsley, North Road, Widmer End  
07/07075/FUL 16 Limmers Mead, Great Kingshill  
07/07084/FUL 40 Sunny Bank, Widmer End  
07/07087/FUL (Oscars) Site 3 RAF, Main Road, Walters Ash  
07/07111/FUL High Hedges, Cryers Hill Road, Cryers Hill  
07/07115/FUL Sergeant's Mess, RAF, Main Road, Walters Ash  
07/07156/FUL Coombe View Cottage, Valley Road, Hughenden Valley  
07/07157/FUL Glenholme, Valley Road, Hughenden Valley  
07/07170/FUL Barnscroft, Speen Road, North Dean  
07/07206/FUL Awali, Missenden Road, Great Kingshill  
07/07226/FUL Louches Cottage, Hunts Hill Lane, Naphill
6. **Review of Reasons for Refusal of Applications:-**  
**07P124** Information was **NOTED** in respect of the following:-  
07/06431/FUL OS Parcel 0002, Hampden Road, Denner Hill  
07/07182/FUL Greenacres, Cryers Hill Road, Cryers Hill
7. **Review of Reasons Contrary to Parish Council Views:-**  
**07P125** Information was **NOTED** in respect of the following:-  
07/07013/FUL Evington, Cryers Hill Road, Cryers Hill  
07/07073/FUL 5 Cherrycroft Drive, Naphill  
07/07120/FUL 18 Champion Way, Widmer End
8. **Correspondence.**  
**07P126** - WDC – Copy of letter to BCC indication 'no objection' to the erection of a new 26 pre-school facility building at Walters Ash Combined School, Kilnwood, Walters Ash. **NOTED**.  
**07P127** – Copy of letter from Miss Bristow to WDC with details of her objections to proposed pre-school building at Naphill & Walters Ash School – CC/35/07. This was **NOTED**.

**07P128** - WDC - Notice of Public Inquiry into Appeal on 06/05754/FUL – Wellesbourne Campus, Kingshill Road, High Wycombe (238 units), to be held on 20th to 24th November 2007 at 10am. This was **NOTED** and it was **AGREED** that the Clerk would write to the Inspector confirming the Council's previous objections.

9. **Consideration of Planning Applications.**

**07P129** – 12 applications were reviewed.

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

**VJB/07/07104/FUL – Valerie Bailey - 421548**

**AMENDED:-** Construction of two storey front and side extension and single storey rear extension and detached garage to front at Beechgrove, Bryants Bottom Road, Bryants Bottom.

The Parish Council has no objection to this application provided it does not contravene the 50% Green Belt rule. However, the Parish Council does object to the siting of the double garage at the front of the property as it would have an adverse effect on the street scene in the Green Belt and AONB.

**VJB/07/07325/FUL - Valerie Bailey - 421548**

**AMENDED:-** Raising of roof and erection of part two storey part single storey rear extension to enlarged two storey dwelling with rooms in roofspace at Mountain Ash, North Road, Widmer End.

The Parish Council strongly objects to this application as it is totally inappropriate development with regard to height, size and scale compared to adjoining properties and be out of keeping with the street scene. This would set an unacceptable precedent in a rural village location and, if minded to approve, the Parish Council would wish this application to be considered by the Development Control Committee.

**AD/07/07374/FUL - Alexia Dodd - 421462**

Conversion of integral garage to habitable room and construction of new detached garage at Silver Birches, Missenden Road, Great Kingshill.

The Parish Council does not object to the conversion of the garage to habitable accommodation. However, the Parish Council does object to the proposed double garage, due to its siting in a prominent position at the roadside, which would have an unacceptable effect to the detriment of the character and appearance of the street scene.

**AD/07/07383/FUL - Alexia Dodd - 421462**

Erection of a car port style canopy linking house to shed (amended scheme to 07/06331/FUL) at 21 Mosley Road, Naphill.

The Parish Council objects to this application as it considers that this does not address the reasons for refusal on 07/06331/FUL.

**MJD/07/07471/FUL - Martin Davies - 421520**

Erection of 1 detached 4-bed dwelling with garage and creation of new access at Land adjacent to Jasmine Cottage, Hatches Lane, Great Kingshill.

The Parish Council objects to this application as the size, bulk and height of the proposed dwelling is out of keeping with the adjacent properties on both sides. This is overdevelopment of the site and would have an adverse impact on the street scene.

**VJB/07/07494/FUL - Valerie Bailey - 421548**

Addition of a basement and fire escape as an amendment to planning permission 06/08021/FUL (retrospective) at 232 Main Road, Naphill.

The Parish Council objects in principle to retrospective applications. It notes that the plan of the basement (dated 13/1/07) predates the amended application of 14/3/07 (06/08021/FUL), which was refused by WDC and allowed on appeal. The Parish Council questions whether, if the basement had been included originally, the appeal would have been allowed.

The incremental nature of the development of this site (we are now on application 12) has wasted WDC and Parish Council time and could have been avoided.

The Council has the following observations on these applications:-

**MJD/07/07404/LBC - Martin Davies - 421520**

Conversion and alterations to listed barns to create 2 x 3 bed residential units at Walters Ash Farm Barns, Main Road, Walters Ash.

The Parish Council has no objection provided the proposed dwellings conform to listed building regulations.

**AD/07/07463/FUL - Alexia Dodd - 421462**

Engineering alterations to garden levels in rear garden at Greenacres Cryers Hill Road, Cryers Hill. (retrospective)

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

The Council has no observations on the following applications:-

**AD/07/07510/FUL - Alexia Dodd - 421462**

Construction of new pitched roof over existing partially covered ways to both properties (retrospective) at 141 & 142 Templewood, Walters Ash.

The following applications should be approved:-

**GMG/07/07356/FUL - Gemma Gearing - 421632**

Construction of single storey rear extension at 4 Westmoreland Villas, Naphill Common, Naphill.

**AD/07/07365/FUL - Alexia Dodd - 421462**

Erection of conservatory to rear at 17 Fleet Close, Hughenden Valley.

**MJD/07/07403/FUL - Martin Davies - 421520**

Conversion and alterations to listed barns to create 2 x 3 bed residential units at Walters Ash Farm Barns, Main Road, Walters Ash.

**DBL/07/07425/FUL - Daniel Ledger - 421516**

Removal of portakabin changing facilities and construction of permanent changing facilities to gymnasium & sports hall at Site 3 (Buildings 19a & 42a), RAF, Main Road, Walters Ash.

**DBL/07/07496/FUL - Daniel Ledger - 421516**

Demolition of existing rear conservatory, construction of single storey infill extension, addition of pitched roof to existing rear addition and tile hung façade to rear at One Fir, Perks Lane, Prestwood.

10. **Other Matters.**

**07P130** – WDC - Confirmation of procedure for the processing of planning applications. The Clerk gave information to the members about the length of time taken to produce the applications and how the District Council intend to issue the letters on a weekly basis with computer notification of the applications themselves. Any amended plans will also be sent by post. There was some discussion and it was **AGREED** that the process will be monitored for three or four meetings then a response to WDC formulated, if required.

**07P131** – Cllr Ewart informed members that there is still a large advertisement board at Talland, Main Road, Naphill. It was **AGREED** that the Clerk would speak to the Planning Department about having this removed.

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 November 2007.

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

Signed: .....

Date: .....