

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
held on Thursday 31st January 2008 commencing at 8pm

UNCONFIRMED

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

There were two members of the public present.

1. **Apologies for Absence.** None.
2. **Declarations of Interest in Items on the Agenda.** None.
3. **Minutes of the previous meeting held on Thursday 20th December 2007.**
08P09 – These minutes were **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
4. **Matters Arising.**
08P10 – 08P02 – Cllr Gould asked for confirmation that the 'All About Planning' WDALC training session is still scheduled for Thursday 17th April 2008 at 7pm in the WDC Council Chamber. The Clerk confirmed that she had had no contrary information, but would let the members know if anything changed. She further agreed to let the members have a copy of the letter giving the questions submitted on behalf of the Council.
5. **Review of Conditions Attached to Permissions:-**
08P11 Information was **NOTED** in respect of the following:-
07/07892/FUL Biernfels, North Road, Widmer End
07/07914/FUL Lyndongrove, Boss Lane, Hughenden Valley
07/07957/FUL Chiltern Cottage, 101 Main Road, Naphill
07/08017/FUL 28 Champion Road, Widmer End
07/07824/FUL 4 Orchard Close, Hughenden Valley
6. **Review of Reasons for Refusal of Applications:-**
08P12 Information was **NOTED** in respect of the following:-
07/07897/FUL Greenacres, Cryers Hill Road, Cryers Hill
7. **Review of Reasons Contrary to Parish Council Views.**
08P13 Information was **NOTED** in respect of the following:-
07/07863/FUL 128 Brands Hill Avenue, High Wycombe
07/07926/FUL 1 Cherry Tree Close, Great Kingshill
07/07988/FUL 137 Templewood, Walters Ash
8. **Correspondence.**
08P14 – Chilterns Conservation Board – Invitation to nominate schemes for Building Design Awards for 2008. It was **NOTED** that there were no buildings that the members wished to nominate.
08P15 – Planning Inspectorate – Notice of refusal of appeal on 07/06176/FUL – land adjacent to Alde Cottage, 155 Main Road, Naphill. This was **NOTED**.
08P16 - Planning Inspectorate – Acknowledgement of receipt of letter from the Council on objections to 07/05814/FUL – Meadowcroft, Spurlands End Road, Great Kingshill and confirmation that the appeal will be dealt with by written representation including a site visit by the Inspector. This was **NOTED**.
9. **Consideration of Planning Applications.**
08P17 – 13 applications were reviewed.

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

GMG/07/08149/FUL – Gemma Gearing - 421632

Construction of front porch extension and single storey side extension, erection of two storey rear extension with associated alterations to existing flat roof side dormer windows and first floor accommodation at Quantulus, Warrendene Road, Hughenden Valley.

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

VJB/08/05024/FUL – Valerie Bailey - 421548

Construction of single storey side extension, single storey rear extension with rear porch at Spen Cottage, Coombe Lane, Hughenden Valley.

The Parish Council objects to this application as it does not address the reasons for refusal on 07/06612/FUL.

ELH/08/05051/FUL – Emma Hatton - 421538

Removal of two rear dormers and construction of first floor rear extension with balcony at St Francis, Bryants Bottom Road, Bryants Bottom.

The Parish Council objects to this application as it is inappropriate development in the Green Belt and AONB. This would have a detrimental impact on the street scene and would not be in keeping with adjoining properties.

AD/08/05144/FUL – Alexia Dodd - 421462

Part conversion of existing detached garage and store to habitable accommodation ancillary to Meadowcroft, Cryers Hill Road, Cryers Hill.

The Parish Council objects to this application as it is inappropriate development in the Green Belt and AONB. It also sets a dangerous precedent for allowing change of use of buildings in the Green Belt and AONB.

The Council has the following observations on these applications:-

ELH/08/05008/FUL – Emma Hatton - 421538

Erection of 9 x 750mm high lighting bollards and 12 additional 1750mm high wall lights to provide security and safety to car park at The Red Lion, Missenden Road, Great Kingshill.

The Parish Council has no objection provided that there is no intrusion on neighbours and that there would be no light pollution that would be detrimental to the character and appearance of the Chilterns AONB.

GMG/08/05011/FUL – Gemma Gearing - 421632

Construction of single storey side and rear extension with erection of conservatory to rear, alterations and extensions to existing garage to form detached double garage at Ma Vlast, Spurlands End Road, Great Kingshill.

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

ELH/08/05047/FUL – Emma Hatton - 421538

Raising of roof and extensions to include insertion of two rear dormer windows and associated external alterations to existing front dormer window at Autumn Cottage, Missenden Road, Great Kingshill.

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

The Council has no observations on the following applications:-

TPO/4/2008 – Mike Conroy – 421216

Consultation on tree preservation order made on trees on land at 279 Main Road, Walters Ash and Lone Pine, Bradenham Woods Lane, Walters Ash.

AD/08/05045/FUL – Alexia Dodd - 421462

Addition of electrically operated roller door to front of existing car port at Knockhundred House, Hunts Hill Lane, Naphill.

ELH/08/05113/FUL – Emma Hatton - 421538

Demolition of existing outbuilding and erection of single storey rear extension at 201 Main Road, Naphill.

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

VJB/08/05122/FUL – Valerie Bailey - 421548

Construction of two storey rear extension at 252 Main Road, Naphill.

The following applications should be approved:-

VJB/08/05002/FUL – Valerie Bailey - 421548

Construction of single storey front extension and part two storey/part single storey side extension at 8 Battingswood Gardens, Naphill.

ELH/08/05094/FUL – Emma Hatton - 421538

Construction of single storey rear extension and conversion of existing garage to habitable accommodation with associated external alterations at 34 Windmill Lane, Widmer End.

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 21st February 2008.

There being no further business, the meeting closed at 9.55pm.

Signed: Date: