

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on Thursday 4th June 2009 in the Council Offices at 8pm

UNCONFIRMED

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

There were no members of the public present.

1. **Apologies for Absence.** Cllr Guy and Cllr Smith.
2. **Declarations of Members' Interests in Items on the Agenda.**
09P49 – Cllr Ewart declared a non-pecuniary interest in application 09/05942/FUL.
3. **Minutes of the previous meeting held on Thursday 14th May 2009.**
09P50 – These were **RESOLVED** as a true record of that meeting and signed by the Chairman.
4. **Matters Arising.** None.
5. **Review of Conditions Attached to Permissions:-**
09P51 Information was **NOTED** in respect of the following:-
09/05339/FUL Sergeants Mess, RAF Main Road, Walters Ash
09/05341/FUL Great Kingshill School, Cryers Hill Road, Cryers Hill
09/05520/CLP Helena, School Close, Cryers Hill
09/05542/FUL 39 Friars Gardens, Hughenden Valley
09/05587/FUL 3 Hychenden Close, Naphill
09/05590/FUL 24 Fleet Close, Hughenden Valley
09/05611/FUL Merriewend, North Road, Widmer End
09/05716/FUL 172 Main Road, Naphill
09/05731/FUL Ambleside, Pursells Meadow, Naphill
7. **Review of Reasons for Refusal of Applications:-**
09P52 Information was **NOTED** in respect of the following:-
09/05651/FUL Land adjacent to 155 Main Road, Naphill
8. **Review of Reasons Contrary to Parish Council Views:-**
09P53 Information was **NOTED** in respect of the following:-
09/05577/FUL Dartmeet, Stocking Lane, Naphill
09/05617/FUL 209 Main Road, Naphill
09/05703/FUL Celandine, 45 Brimmers Hill, Widmer End
9. **Correspondence.**
09P54 – WDC – Confirmation of change to procedures for reporting planning decisions. **NOTED.**
10. **Consideration of Planning Applications.**
09P55 – 12 applications were reviewed.

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

AD/09/05872/FUL - Alexia Dodd - 421462

Demolish existing dwelling and provide replacement dwelling and detached garage at Greenacres, Cryers Hill Road, Cryers Hill.

The Parish Council objects to this application as this new proposal does not fully address the reasons for refusal on application 09/05337/FUL, i.e. mass and bulk and intrusion on the neighbouring property, Milverton Lodge.

VJB/09/05912/FUL - Valerie Bailey - 421548

Construction of two storey rear extension at 2 Jubilee Cottages, Naphill Common, Naphill.

The Parish Council objects to this application. The proposed extension constitutes overdevelopment of this site and the extension is out of keeping with a brick and flint cottage in the AONB. It would be an intrusion on the four adjacent properties.

GMG/09/05942/FUL – Gemma Gearing - 421632

Erection of 3x3-bed terraced houses with associated car parking and landscaping and alteration to access following demolition of existing dwelling (alternative scheme to 08/05178/FUL to allow the addition of conservatory to each of the 3 dwellings) and other alterations (part retrospective) at 1-3 Charity Cottages (Auchinyell), Downley Road, Naphill.

The Parish Council strongly objects to this list of part retrospective amendments to the original scheme which was allowed on appeal. The roof alterations significantly affect the appearance. The dormers are now higher and closer to the ridge than is usually acceptable. The original fenestration had some symmetry but this is now lacking. The removal of the chimneys results in a strangely bare roof line. The Parish Council would not accept any removal of the brick and flint detailing in the rear elevation as already permitted by the Inspector on Appeal. The front porch on No 2 is out of keeping and the storm porch is too far forward. The Parish Council objects to the conservatories as it considers this addition would be overdevelopment of this small site.

The Council has the following observations on these applications:-

AHC/09/05803/TPO - Alastair Cunningham - 421803

Crown reduce by 20%, remove dead wood & broken branches to 1 Atlantic Cedar. Crown reduce by 20% and crown lift to 3.5m to 1 Norway Maple tree at 279 Main Road, Naphill.

The Parish Council has no objection to this application provided the work is carried out under the direction of the WDC Tree Preservation Officer.

AD/09/05818/CLP - Alexia Dodd - 421462

Certificate of proposed lawfulness for construction of rear conservatory at 4 Lavender Way, Widmer End.

The Parish Council has no comment on this application. However, it understands that permission may be required from Windmill Estate Maintenance Company.

GMG/09/05925/FUL - Gemma Gearing - 421632

Redevelopment of site to provide erection of chalet style bungalow and detached garage. Construction of vehicular access (alternative scheme to p/p 08/05583/FUL) at Highfield, Windmill Lane, Widmer End.

The Parish Council has no objection to this application provided it complies with the 50% rule in Green Belt.

The Council has no observations on the following applications:-

MJD/09/05873/FUL - Martin Davies - 421520

Erection of two sections of 3m timber fencing on eastern site boundary and formation of silt interceptor at Oakleaf Farm, Warrendene Road, Hughenden Valley.

The following applications should be approved:-

VJB/09/05814/FUL - Valerie Bailey - 421548

Conversion for garage to living accommodation (part retrospective) at 45 Snowdrop Way, Widmer End.

ELH/09/05853/FUL - Emma Hatton - 421538

Construction of entrance walls, wooden arches and storage building (retrospective) at Magnolia Park Sports Club, Valley Road, Hughenden Valley.

AD/09/05890/FUL - Alexia Dodd - 421462

Construction of new duo pitch hipped tiled roof to garage and replacement flat roof to corridor between garage & dwelling and associated alterations at Helena, School Close, Cryers Hill.

VJB/09/05902/FUL - Valerie Bailey - 421548

Erection of a detached garage (alternative garage scheme to plot 5 of permission 08/07017/FUL) at Fairways (Plot 5) Stag Lane, Great Kingshill.

VJB/09/05931/FUL - Valerie Bailey - 421548

Construction of pitched roof to replace existing side flat roof at 3 Trees Avenue, Hughenden Valley.

- 11. **Other Matters.** None.
- 12. **Items for/from Strategy/Action Plan.** None.
- 13. **Urgent Matters by permission of the Chairman.** None.
- 14. **Date of the Next Meeting.**
The next meeting of the Planning Committee is scheduled for Thursday 4th June 2009.

There being no further business, the meeting closed at 9.10pm.

Signed: Date: