

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
on Thursday 19th February 2009 commencing at 8pm

UNCONFIRMED

Present:- Cllr L O'Malley (Chairman) Cllr N J Morris (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 Guy.
2. **Declarations of Members' Interests in Items on the Agenda.** None.
3. **Minutes of the previous meeting held on Thursday 29th January 2009.**
09P12 – 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:-**
09P13 Information was **NOTED** in respect of the following:-
08/07721/FUL 4 The Homestead, Great Kingshill
6. **Review of Reasons for Refusal of Applications:-**
None received.
7. **Review of Reasons Contrary to Parish Council Views:-**
None received.
8. **Correspondence.**
09P14 – WDC – Notice of appeal hearing on 08/05575/OUT – Land at The Grove, Coombe Lane and 2 Wedgewood Drive, Hughenden Valley, to be held on 10/3/09. This was **NOTED**.
9. **Consideration of Planning Applications.**
09P15 – 12 applications were reviewed.

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

09/05144/FUL - Richard White - 421509

Redevelopment of site to provide 158 residential units

(40 x 1 bed flats, 93 x 2 bed flats, 4 x 2 bed houses, 14 x 3 bed houses and 7 x 4 bed houses) including new access arrangements, associated landscaping and car parking at De La Rue (including car park and 10 Coates Lane), Coates Lane, High Wycombe.

The Parish Council strongly objects to this application for the following reasons:-

1. It is overdevelopment of the site.
2. There is a lack of any improvements to the infrastructure, eg: roads, drainage, sewerage, etc.
3. The height and design of the proposed blocks of flats and other residential units would have an adverse visual impact on the environment and surrounding AONB, Green Belt, safeguarded land, as well as the existing residential area.
4. The increased amount of traffic that would be generated by a development of this size, would have a detrimental impact on the existing main road system.
5. The design of the dwellings is out of keeping, and not compatible, with the surrounding Buckinghamshire character.

This application does not appear to address the reasons for refusal on 08/0655/FUL.

We would expect this important application to be considered by the Development Control Committee.

09/05145/OUT - Richard White - 421509

Outline application for redevelopment of site to provide 2,399 sq.m. of commercial use (B1(c)/B8), including access (Matters reserved: Appearance, Landscaping, layout and Scale) at De La Rue, Coates Lane, High Wycombe.

The Parish Council objects to this application as there is no improved provision in the local infrastructure to cope with the increased traffic from commercial use.

GMG/09/05152/CLP - Gemma Gearing - 421632

Application for Certificate of Lawfulness for proposed erection of outbuilding for the use of games room, sauna and gym at Pipers Patch, Pipers Lane, Great Kingshill.

The Parish Council strongly objects to this application as the proposed new building is inappropriate development in the Green Belt. There is no apparent reason for an exception to the erection of a new building in the Green Belt. If minded to approve, the Parish Council would wish for this application to be referred to the Development Control Committee.

GMG/09/05184/FUL - Gemma Gearing - 421632

Erection of two detached 5 bed dwellings and creation of new access at Land at 40 Main Road, Naphill.

The Parish Council strongly objects to this application. It considers these two dwellings would be an overdevelopment of the site. The houses are too close together and too high. The Parish Council objects to these three storey buildings which would be dominant on the street scene and when seen from the adjacent Green Belt. The eight parking places would have an urbanising effect in this village location. If minded to approve, the Parish Council would wish for this application to be considered by the Development Control Committee.

The Council has the following observations on these applications:-

AD/09/05122/FUL - Alexia Dodd - 421462

Construction of two storey side extension and rear conservatory at 9 Wedgwood Drive, Hughenden Valley. The Parish Council has no objection to this application provided there is no intrusion on neighbours from the rear balcony.

AD/09/05135/FUL - Alexia Dodd - 421462

Construction of two storey rear extension, detached garage to rear, insertion of front dormer window in connection with loft conversion and external alterations at 27 Vincents Way, Naphill.

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

GMG/09/05177/LBC - Gemma Gearing - 421632

Listed Building application for construction of single storey extension and entrance ramp at The Turnery, Speen Road, North Dean.

The Parish Council has no objection provided this application conforms to listed building regulations.

The following applications should be approved:-

AD/09/05173/FUL - Alexia Dodd - 421462

Construction of single storey side extension at 143 Templewood, Walters Ash.

GMG/09/05176/FUL - Gemma Gearing - 421632

Construction of single storey extension and entrance ramp at The Turnery, Speen Road, North Dean.

GMG/09/05194/FUL - Gemma Gearing - 421632

Construction of single storey front and side / rear extensions. Roof extension, front dormer and enlargement of existing rear dormer. Pitched roof to existing garage at Uplands, Coombe Lane, Naphill.

VJB/09/05224/FUL - Valerie Bailey - 421548

Construction of conservatory to rear and alteration of flat roof to pitched roof to rear extension at 64 Georges Hill, Widmer End.

ELH/09/05225/FUL - Emma Hatton - 421538

Part conversion of existing garage to habitable accommodation and associated external alterations at Catalpa, Purssells Meadow, Naphill.

- 10. **Other Matters.** None.
- 11. **Items for/from Strategy/Action Plan.** None.
- 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 March 2009.

There being no further business, the meeting closed at 9.46pm.

Signed: Date: