

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on Thursday 25th June 2009 in the Council Offices at 8pm

UNCONFIRMED

Present:- Cllr R F Gould (Chairman) Cllr L J E Smith
Cllr M E Ewart Clerk: Mrs L M Turner
Cllr I N Guy

There were 28 members of the public present.

As there were so many members of the public present, the Chairman introduced himself and explained the process of the meeting, particularly with regard to public speaking.

1. **Apologies for Absence.** None.
2. **Declarations of Members' Interests in Items on the Agenda.** None.
3. **Minutes of the previous meeting held on Thursday 4th June 2009.**
09P56 – 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:-**
09P57 Information was **NOTED** in respect of the following:-
09/05803/TPO 279 Main Road, Walters Ash
7. **Review of Reasons for Refusal of Applications:-** None received.
8. **Review of Reasons Contrary to Parish Council Views:-**
09P58 Information was **NOTED** in respect of the following:-
09/05145/OUT De La Rue, Coates Lane, High Wycombe
09/05667/FUL Woodsyde, Warrendene Road, Hughenden Valley
9. **Correspondence.**
09P59 – WDC - Notice of Appeal on 08/07582/FUL - Woodsyde, Warrendene Road, Hughenden Valley. This was **NOTED**.
09P60 - WDC – Notice that 09/05144/FUL - De La Rue, High Wycombe would be heard at the Development Control Committee meeting on 17/6/09. Cllr Ewart informed members that the application had been returned for negotiation on various points and it was **AGREED** that the Clerk would keep a check on its progress.
09P61 - WDC – Local Development Framework - Consultation on update of Site Allocations Development Plan Document – Cllr Gould had been unable to obtain this document from the WDC website and it was **AGREED** that the Clerk would give him a copy and he would prepare a report to be considered at the July Council meeting.
09P62 - Consultation on Policy on Planning Obligations for Education – Cllr Gould reported that this was a well thought through document, he was unable to comment on the figures but felt that the Bucks County Council aims for ensuring sufficient schools and places at all levels using developers contributions via section 106 should be backed by this Parish Council.
09P63 – Communities and Local Government – Consultation on Great Flexibility for Planning Permissions. It was **AGREED** that Cllr Gould would consider this document and prepare a report to be considered at the July Council meeting.
10. **Consideration of Planning Applications.**
09P64 – 11 applications were reviewed.

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

VJB/09/05963/FUL - Valerie Bailey - 421548

Construction of vehicular access from Stag Lane (alternative access scheme to plot 1 of pp 08/07017/FUL) at Fairways (plot 1), Stag Lane, Great Kingshill.

The Parish Council strongly objects to this application. The permission given under 08/07017/FUL clearly states that 'there should only be one access for the five houses onto Stag Lane.' The proposed new access and parking of cars in front of plot 1 would have an adverse effect on the street scene and would be totally inappropriate in the AONB.

ELH/09/06081/FUL - Emma Hatton - 421538

Erection of 1x1 bed dwelling with associated parking (alternative scheme to pp 08/07263/FUL) at 238 Main Road, Naphill.

The Parish Council strongly objects to this application for a one bedroom dwelling. A pair of semi detached houses would, in effect, become a terrace. This proposal would result in overdevelopment of the site, would be an intrusion on neighbours and have inadequate parking.

AD/09/06101/FUL - Alexia Dodd - 421462

Change of use from A1 (shops) to A3/A5 (Restaurants and Cafes/Hot Food Takeaway) at 1 Windmill Parade, Georges Hill, Widmer End.

The Parish Council has strong objections to this application as it does not address the reasons for refusal on 09/05016/FUL. If minded to approve, the Parish Council would ask that this application is considered by the Development Control Committee.

GMG/09/06114/FUL - Gemma Gearing - 421632

Erection of 1 x 3 bed dwelling with detached garage in the land at the rear of Cricketers Rest, Missenden Road, Great Kingshill.

The Parish Council objects to this application as the size, scale and height of the dwelling is inappropriate development in the AONB. It considers that this is not a bungalow and it could result in intrusion on neighbouring properties.

The Council has the following observations on these applications:-

AD/09/05996/FUL - Alexia Dodd - 421462

Change of use of existing A1 premises (ground floor only) to D2 (fitness place) at 1 Windmill Parade, Georges Hill, Widmer End.

The Parish Council has no objection to this application provided there are suitable parking arrangements and that the hours of opening would not be an intrusion on neighbours.

AD/09/06073/FUL - Alexia Dodd - 421462

Construction of part single storey, part two storey side and rear extensions, 1.5m high wall and associated external alterations at Long Runnets, Pipers Lane, Great Kingshill.

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

The following applications should be approved:-

VJB/09/05952/FUL - Valerie Bailey - 421548

Construction of single storey front extension and associated external alterations at Swanfield House, Cryers Hill Road, Cryers Hill.

VJB/09/06019/FUL - Valerie Bailey - 421548

Insertion of eyebrow window and roof light at 44 Trees Road, Hughenden Valley.

VJB/09/06047/FUL - Valerie Bailey - 421548

Construction of first floor side / rear extension, new pitched roof over front garage projection and external alterations at 34 Main Road, Naphill.

RH/09/06083/FUL - Robert Harrison - 421641

Provision of part two storey / part single storey new Junior Ranks Mess and rebuild of SNCO kitchen to include demolition of SNCO single living accommodation and provision of additional car parking (alternative scheme to pp/09/05339/FUL) at Sergeants Mess, RAF High Wycombe, Main Road, Walters Ash.

GMG/09/06088/FUL - Gemma Gearing - 421632

Construction of single storey front, side and rear extension and conversion of existing garage to form habitable living space at Ambleside, Common Road, Great Kingshill.

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 16th July 2009.

There being no further business, the meeting closed at 9.57pm.

Signed:

Date: