

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
on Thursday 29th January 2009 commencing at 8pm

UNCONFIRMED

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

There were 38 members of the public present.

The Chairman asked if all the members of the public were present for the same application, which they were. She then outlined the procedures and stated she would allow one or two people to speak, prior to the decision being taken.

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 8th January 2009.**
09P05 – These were **RESOLVED** as a true record of that meeting and signed by the Chairman.
4. **Matters Arising.**
09P06 – 08P152 – Report on public inquiry on application 07/08115/OUT – Hoppers Farm, Cockpit Road, Great Kingshill. Cllr O'Malley informed members of the process followed and that she had spoken on the first day of the inquiry and her report is attached to these minutes. It was **NOTED** that the inquiry has now been postponed until March, due to illness.
5. **Review of Conditions Attached to Permissions:-**
09P07 Information was **NOTED** in respect of the following:-
08/06145/FUL Hughenden Valley Village Hall (shop), Valley Road, Hughenden Valley
08/07634/FUL Brands House, Kingshill Road, Four Ashes, Cryers Hill
08/07723/FUL 1 Trees Road, Hughenden Valley
6. **Review of Reasons for Refusal of Applications:-**
09P08 Information was **NOTED** in respect of the following:-
08/07582/FUL Woodsyde, Warrendene Road, Hughenden Valley
08/07681/FUL Pensylva, Cryers Hill Road, Cryers Hill
7. **Review of Reasons Contrary to Parish Council Views:-** None received.
8. **Correspondence.**
09P09 – Planning Inspectorate – Notice of dismissal of appeal on 06/06949/FUL – Coombe Lane Corner Stores/Midway, Valley Road, Hughenden Valley. This was **NOTED**.
9. **Consideration of Planning Applications.**
09P10 – 8 applications were reviewed.

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

ELH/09/05016/FUL - Emma Hatton - 421538

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

The Parish Council strongly objects to, what appears to be, an outline application for change of use from A1 to A3/A5. It considers the proposed use to be inappropriate in this residential area.

A change of use would result in a loss of amenity, particularly for the occupiers of the flats above the shops and the new semi-detached properties; for example, problems of noise, smells and parking.

Parking and rubbish disposal issues have not been addressed.

The proposed opening hours are entirely inappropriate, as other retail units have opening hours, acceptable in a residential area.

If minded to approve, this important application should be referred to the Development Control Committee.

(The Chairman allowed some members of the public to speak to this application prior to the decision being taken and all those present were against the application.)

ELH/09/05026/FUL - Emma Hatton - 421538

Change of use of agricultural land to graze and keep horses and the erection of stable block at Land adjacent to Hillbrow, Coombe Lane, Naphill.

The Parish Council strongly objects to this application. The size, bulk and siting of the proposed stable on Green Belt land would have a detrimental impact upon the visual amenity of the adjoining Green Belt as well as the special character and appearance of the Chilterns AONB. The unacceptable impact is exacerbated by virtue of the proposal being visible from the public footpath to the east of the site, as well as from Coombe Lane.

Please note that the erection of a stable was refused in 1992 on application 92/06828/FUL.

GMG/09/05030/FUL - Gemma Gearing - 421632

Construction of single storey side / rear extension with room in roof at 172 Main Road, Naphill.

The Parish Council objects to this application. It considers that the proposed extension to be out of keeping with this terrace of brick and flint cottages. It is overdevelopment of the site and would be an intrusion on neighbours.

The Council has the following observations on these applications:-

GMG/09/05050/FUL - Gemma Gearing - 421632

Construction of first floor rear extension, single storey front extension and insertion of 2 x replacement dormer windows to front at Green Gables, 85 Friars Gardens, Hughenden Valley.

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

The following applications should be approved:-

CC/04/09 (BCC) – Anna Herriman – 01292-382819 & GMG/09/05106/CONCC (WDC)

Proposed engineering works for construction of hard surface to existing area at Naphill and Walters Ash School, Kilnwood, Walters Ash.

AD/09/05056/FUL - Alexia Dodd - 421462

Construction of rear conservatory at 18 Trees Road, Hughenden Valley.

VJB/09/05081/FUL - Valerie Bailey - 421548

Construction of front entrance porch and bay window at Rossmere, Downley Road, Naphill.

GMG/09/05100/FUL – Gemma Gearing – 421632

Insertion of door in side elevation of garage to replace existing window at 29 Battingswood Gardens, Naphill.

10. **Other Matters.**

None.

11. **Items for/from Strategy/Action Plan.**

None.

12. **Urgent Matters by permission of the Chairman.**

09P11 – The Chairman mentioned that she had seen floodlights in the field adjacent to the White Lion Public House at Cryers Hill. After checking with other members it was **NOTED** that there had been no application for these received by the Parish Council and it was **AGREED** that the Clerk would contact WDC Enforcement on this matter.

13. **Date of the Next Meeting.**

The next meeting of the Planning Committee is scheduled for Thursday 19th February 2009.

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

Signed:

Date:

Report from Cllr O'Malley on the Public Inquiry on the application at Hoppers Farm, Cockpit Road, Great Kingshill – to be attached to the Planning Committee minutes for 29th January 2009.

Town and Country Planning Act 1990
Appeal by B.U.T. Ltd
Outline Planning Application
Hoppers Farm, Cockpit Road, Great Kingshill 27th January 2009.

I attended and was allowed by the Inspector, with agreement from the Appellant's legal team, to read the Parish Council's statement against the proposed application, without being cross examined. The Inspector was aware of the letter from the Planning Inspectorate dated 24th September 2008 outlining the procedure. The Appellant's legal team were also aware of the letter. A copy of my statement was photocopied and distributed to all present.

Also present and allowed to speak were Richard Pushman, County (and District) Councillor and Dave Carroll, District Councillor.

Due to speak on Thursday are Richard Coleman, for Great Kingshill Residents Association, and two residents, a Mrs. Fidler, who lives opposite the proposed site and the gentleman who lives in Hoppers Farm House (I apologise for not having his name).

I have to say that the general efficiency of the Wycombe District Officers, yet again, was shown to be less than impressive. At one point the Inspector asked for a particular document that was not made available to her and when it did arrive, it was not the correct document.

The two Council witnesses, the Council's Landscape Architect, Miss Hujay and Planning Officer, Mr. Robert Harrison, had to withstand determined and lengthy questioning from the Appellant's barrister but both gave a good account of themselves.

If WDC wish to defend these appeals, that could have long term effects on our (rural) areas, they need to spend money on them – the distinction between the two legal teams shows such a wide gap that it must impact on any decision.

For this appeal to be successful the Appellant's legal team must prove 'very special circumstances' but at the end of day one this was not obvious. However the Appellant's main witness was appearing on Wednesday the 28th January.

I am of the opinion that it was right for the Parish Council, on this occasion, to be seen and heard outlining their reasons for their strong objection against this proposed outline planning application, which is so important to Great Kingshill.

Linda O'Malley