

**HUGHENDEN PARISH COUNCIL
PLANNING COMMITTEE
Minutes of the meeting held Thursday 15th January 2015
At the Council Offices commencing at 8.00 pm**

UNCONFIRMED

Present:

Cllr. R Gould (Chairman)

Cllr. I Guy

Cllr. D Hackling

In attendance:

Peter Wetherman (Clerk)

Cllr. J Perkins

Laura Ripley (Assistant to the Clerk)

There were 3 members of the public present

The meeting started at 8.00 pm

Minute		Actions
1 15P001	Apologies for absence Apologies with reasons for absence were received from Cllr. P Nicholls and ACCEPTED.	
2 15P002	Disclosure of interest None	
3 15P003	Minutes Members RESOLVED to ACCEPT the minutes of the meeting of the Planning Committee held on 4 th December 2014 which were signed by the Chairman as a correct record.	
4 15P004	Matters arising to note None	
5 15P005	Public questions, comments or representations Three members of the public were present (Mr & Mrs Jenkins and Mr Hammond) and they spoke opposing application of 100 Windmill Lane, Widmer End Buckinghamshire, HP15 6AU regarding intrusion on them as neighbours of the property.	
6 15P006	Correspondence to note Email from Mrs Dempsey opposing the erection of 3 bay stables on Field Opposite Springfield, Bryants Bottom Road, Bryants Bottom, Bucks, HP16 0JU. Her comments were circulated and noted.	
7 15P007	Review of decisions The Committee NOTED the review of decisions. See Appendix 1 attached to these minutes.	
8 15P008	Applications for consideration The Committee RESOLVED to make the following Consultee comments on applications for consideration. See Appendix 2 attached to these minutes.	
9 15P009	Review of HPC Comments 18th December 2014 The Committee NOTED the review of decisions.	

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	See Appendix 3 attached to these minutes.	
10 15P010	Community Infrastructure Levy None	
11 15P011	Strategic Action Plan None	
12 15P012	Matters of report None	
13 1013	Confidential Items None	
14 15P014	Date of the Next Meeting Thursday 5 th February 2015 at 8pm	
There being no further business, the meeting closed at 9.10 pm.		

Signed by the Chairman:

Date:

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Review of Decisions
Appendix 1 – Review of Decisions

WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance HPC & WDC
14/07533/FUL	97 Primrose Hill Widmer End HP15 6NT	Householder application for construction of part single, part two storey, part first floor side and rear extensions including one rear and one side dormer window	The Parish Council has no objection.	Application Permitted	No
14/07597/FUL	Cherry Trees Stag Lane Great Kingshill HP15 6EF	Householder application for construction of front porch and car port to side (retrospective)	The Parish Council has no objection.	Application Permitted	No
14/07576/FUL	81C Main Road Naphill HP14 4PZ	Householder application for construction of part single, part two storey side and rear extension	No objection provided no intrusion on neighbours.	Application Permitted	No
14/07695/FUL	Digmoor Hunts Hill Lane Naphill HP14 4RL	Householder application for construction of single storey side extension	No objection.	Application Permitted	No
14/07701/FUL	1 Battingswood Gardens Naphill HP14 4SR	Householder application for construction of timber decking to rear	No objection.	Application Permitted	No
14/07627/FUL	Hughenden Village Hall Coombe Lane Hughenden Valley HP14 4NX	Erection of a single storey detached building adjacent to existing community shop for ancillary use to shop	No objection.	Application Permitted	No
14/07780/FUL	The Studio Piggotts Hill North Dean HP14 4NF	Change of use from mixed use studio (workshop)/residential to sole residential use (C3 dwelling house)	No objection.	Application Permitted	No
14/07869/LBC	Brands House Kingshill Road Cryers Hill HP15 6LH	Listed building application for internal alterations to include creation of 3 x bathrooms and stairwell reconfiguration	The Parish Council has no objection.	Application Permitted	No

Chairman's initials:

WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance HPC & WDC
		and enlarging existing window opening.			
14/07843/FUL	8 Wedgewood Drive Hughenden Valley HP14 4PA	Householder application for construction of single storey front extension to existing garage, single storey link extension from garage to main dwelling, first floor side extension and new front bay window	No objection.	Application Permitted	No
14/07849/FUL	Stoneleigh Coombe Lane Naphill HP14 4QX	Erection of 1 x 3 bed detached dwelling with attached single garage and detached stable and construction of new detached garage for Stonleigh and associated alterations (alternative scheme to pp 12/06973/FUL)	No comment.	Application Permitted	No
14/07862/FUL	Sandstone House Clappins Lane Naphill HP14 4SL	Householder application for insertion of three rooflights within rear roofslope and conversion of loft to form habitable accomodation.	The Parish Council has no objection provided there is no intrusion on neighbours	Application Permitted	No
14/07867/FUL	Meadow Cottage Speen Road North Dean Buckinghamshire HP14 4NJ	Removal of existing container & erection of detached single storey storage building	The Parish Council has no objection provided that the application conforms with Green Belt and ANOB Regulations	Application Refused	Yes
14/07876/FUL	Well Cottage Missenden Road Great Kingshill Buckinghamshire HP15 6ED	Householder application for conversion of double garage to use as studio workshop with office over, insertion of two side dormer windows, remove	The Parish Council has no objection.	Application Permitted	No

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WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance HPC & WDC
		garage doors & construct new windows & entrance door, for ancillary use to Well Cottage			
14/07920/FUL	Land Adjacent Haydor Four Ashes Road Cryers Hill Buckinghamshire	Conversion of existing building to form a self contained 2 bed dwelling with associated parking, access and amenity space	The Parish Council has no objection provided that the application conforms with Green Belt and ANOB Regulations.	Application Permitted	No
14/07972/FUL	8 Burnham Road Hughenden Valley Buckinghamshire HP14 4NY	Householder application for erection of part single/part two storey rear extension & single storey side extension following removal of existing conservatory & construction of new retaining garden wall & steps	The Parish Council has no objection provided there is no intrusion on neighbours.	Application Permitted	No

**Applications for Consideration
Appendix 2**

WDC Reference	Location	Description	HPC Comment
14/08231/FUL	25 Friars Gardens, Hughenden Valley, Buckinghamshire, HP14 4LT	Householder application for construction of loft conversion including rear dormer window	No objection provided there is no intrusion on neighbours
14/08213/FUL	Catkins, Cryers Hill Road, Cryers Hill, Buckinghamshire, HP15 6JR	Erection of replacements gates and shelter	No objection
14/08182/LBC	The Farmhouse, Speen Road, North Dean, Buckinghamshire, HP14 4NG	Listed building application for installation of slim line low E krypton filled double glazing to dormer windows and ground floor windows	No objections so long as work is within listed building guidelines
14/08190/FUL	Spenn Cottage, Coombe Lane, Hughenden Valley, Buckinghamshire, HP14 4NX	Householder application for construction of new driveway access with new landscaping works and associated dropped kerb	No objection provided that this conforms to Green Belt and ANOB regulations and entrance and exit is acceptable to the Highways Authority.
14/08329/FUL	Land Rear Of, 3 New Road, Great Kingshill, Buckinghamshire, HP15 6DR	Erection of 1 x 2 bed detached dwelling with access from Missenden Road	The Parish Council strongly objects to this application. It is inappropriate backland development, an intrusion on neighbours and the access onto Missenden Road has never been approved. The lack of visual screen would result in a dangerous exit especially as the footpath is a vital part of the Great Kingshill walk to school route.
14/08292/FUL	2 Birchwood Chase, Great Kingshill, Buckinghamshire, HP15 6EH	Householder application for construction of single storey extension and first floor side extension	No objection
14/07892/FUL	100 Windmill Lane, Widmer End, Buckinghamshire, HP15 6AU	Householder application for raising roof, roof extensions and alterations, to create first floor living accommodation with 2 x rear dormers and construction of single storey side extension	The Parish Council has no objection provided there is no intrusion on neighbours. The amendment does not appear to have overcome our comment on intrusion on neighbours
14/08256/FUL	Field Opposite Springfield, Bryants Bottom Road, Bryants Bottom, Buckinghamshire, HP16 0JU	Change of use for erection of 3-bay stables building with creation of hardstanding & widening of existing access from Bryants Bottom Road (part retrospective)	No objection provided the buildings are used purely for stables and that the access is acceptable for ANOB and Green belt and acceptable for Transport for Bucks
15/05028/FUL	Caprice, Purssells Meadow, Naphill, Buckinghamshire, HP14 4SG	Householder application for construction of single storey rear conservatory	No objection provided there is no intrusion on neighbours

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Appendix 3 - Review of HPC Comments 18th December 2014

WDC Reference	Location	Description	HPC Comment
14/08050/FUL	49 Main Road Naphill Buckinghamshire HP14 4QD	Householder application for construction of two storey rear extension	No objection provided there is no intrusion on neighbours.
14/08069/VCDN	Jean Cote Warrendene Road Hughenden Valley Buckinghamshire HP14 4LX	Application to vary condition 2 (plan numbers) on planning approval 14/06652/FUL to allow an alternative amended list of approved drawings	No objection provided that these amendments comply with Green Belt and AONB regulations.
14/08076/FUL	26 Orchard Close Hughenden Valley Buckinghamshire HP14 4PR	Householder application for raising of roof, roof extensions and alterations including x4 new dormer windows	No objection provided there is no intrusion on neighbours.
14/08122/CTREE	Longwood Speen Road North Dean Buckinghamshire HP14 4NJ	Clip Yew (ID# 1) located at the front of house (annual trimming); fell small Pear (ID# 2) on front right boundary; fell Horse Chestnut (ID# 3) and Silver Birches group (ID# 4); reduce mixed group (ID #5) to leave at approx 2m to maintain as a hedgerow; lightly reduce Cherry (ID #6) to shape by approx 1.5-2m; reduce Hungarian Oak (ID# 7) to give 3m clearance to garden workshop and remove all dead, diseased and broken branches; fell Catalpa (ID# 8) located at the rear left	No objection, as long as the work is done under the guidance from WDC tree officer.
14/08095/FUL	83 Primrose Hill Widmer End Buckinghamshire HP15 6NT	Householder application for construction of single storey side and rear extension, alterations to roof to provide first floor accommodation, consisting of 1 front dormer and 3 rear dormers.	No objection provided there is no intrusion on neighbours.
14/08125/FUL	41 & 42 Ash Close Walters Ash Buckinghamshire HP14 4TR	Householder application for construction of single attached garages for both properties	No objection.
14/08169/FUL	The Old Weathercock Denner Hill Road Denner Hill Buckinghamshire HP16 0HY	Householder application for construction of single storey rear extension	No objection.
14/08101/FUL	Witches Moon Stocking Lane Naphill Buckinghamshire HP14 4NE	Householder application for construction of part two storey rear (following part demolition of existing conservatory), part first floor rear / side extension and erection of detached outbuilding (garden room) to rear garden.	No objection provided that the application conforms with Green Belt and AONB regulations and that there is no intrusion on neighbours.

WDC Reference	Location	Description	HPC Comment
14/08156/CONAA	Well Cottage Missenden Road Great Kingshill Buckinghamshire HP15 6ED	Consultation from Chiltern District Council for Conversion of garage/outbuilding to studio for ancillary residential purposes and external alterations	No objection.
14/07892/FUL/Amend 1	100 Windmill Lane Widmer End Buckinghamshire HP15 6AU	Householder application for raising of roof, roof extensions and alterations, to create first floor living accommodation and construction of single storey side extension	No objection provided there is no intrusion on neighbours.
14/08047/FUL	Fittalls Yard Spurlands End Road Great Kingshill Buckinghamshire HP15 6JA	Change of use on the land at Fittalls Yard, from its existing use of manufacturing, storage, display and ancillary trade sales of paving slabs to storage, display and trade/retail sales of paving slabs and related products and retention of sales building (retrospective)	The Parish Council has no objection provided that the application conforms with green Belt and AONB regulations and that there is no intrusion on neighbours.
14/08188/FUL	8 New Road Great Kingshill Buckinghamshire HP15 6DR	Householder application for construction of single storey side / rear extension and insertion of 1 x rooflight to single storey rear element	No objection.
14/08191/FUL	14 Vincents Way Naphill Buckinghamshire HP14 4RA	Householder application for construction of extensions to existing rear dormer	No objection provided there is no intrusion on neighbours.
14/06917/Ful	41 Ash Close, Walters Ash, HP14 4TR	Householder application for construction of single storey side extension - AMENDED PLANS	No objection.