

**HUGHENDEN PARISH COUNCIL  
PLANNING COMMITTEE**  
Minutes of the meeting held on Thursday 18<sup>th</sup> February 2016  
At the Council Offices commencing at 8.00 pm

**UNCONFIRMED**

<b>Present:</b> Cllr. R Gould (Chairman) Cllr. P Gieler Cllr. K Gilmour Cllr. C Waterton (Deputising NWA Ward)	
<b>In attendance:</b> Officer: Laura Ripley (Clerical Assistant) Cllr Nicholls and Cllr Swain attended as members of the public The meeting started at 8.00 pm.	
<b>Minute</b>	
<b>1</b> 15P028	<b>Apologies for absence</b> There were no apologies for absence.
<b>2</b> 15P029	<b>Disclosure of interest</b> There were no disclosures of interest.
<b>3</b> 15P030	<b>Minutes</b> <b>RESOLVED:</b> That the minutes of the meeting of the Planning Committee held on 28 <sup>th</sup> January 2016 be approved as a true record and signed by the Chairman.
<b>4</b> 15P031	<b>Matters arising to note</b> An anticipation of a request from Great Kingshill Cricket Club to display signs to help recruit new members was NOTED but details of the request were not submitted for consideration at the meeting.
<b>5</b> 15P032	<b>Public questions, comments or representations</b> There were no members of the public present.
<b>6</b> 15P033	<b>Correspondence to note</b> There was no correspondence to note.
<b>7</b> 15P034	<b>Review of decisions</b> <b>RESOLVED:</b> That the review of decisions be noted. See Appendix 1 attached.
<b>8</b> 15P035	<b>Applications for consideration</b> <b>RESOLVED:</b> That the following comments be submitted to WDC. See Appendix 2 attached.
<b>9</b> 15P036	<b>Community Infrastructure Levy</b> No comment to be made.
<b>10</b> 15P037	<b>Response to Consultation on Wycombe Reserve Sites Infrastructure Plan</b> A response was formulated which will be emailed to Planning Policy at WDC on Monday 22 <sup>nd</sup> February 2016. The response given:  Consultation of Wycombe Reserve Site Draft Infrastructure Delivery Plan.  Following your consultation document these are our views:  1. NHS Surgeries – concern with an aging population we will face a shortage of GP's as

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	<p>indicated by the Chiltern Commissioning Group, with an indication that GP job vacancies are not being responded to.</p> <p>2. Education – no new schools being planned, only increased class numbers and no new investment available.</p> <p>3. Highways – increased traffic, with increased ‘rat-runs’ and no proposed solutions for traffic flow around the area.</p> <p>4. Thames Water - the capacity of sewerage works could be reached and exceeded during the period of the district plan. Without investment to increase the capacity, there will be a reoccurrence of previous flooding – for example in Hughenden Valley flooding.</p>
<b>11 15P038</b>	<b>Future Business</b> None
<b>15 15P039</b>	<b>Date of the next meeting</b> Thursday 10 <sup>th</sup> March 2016 at 8.00 pm. It was NOTED that Cllr Gieler will not be in attendance at the next meeting, Cllr Nicholls will deputise for him in his absence.
	The meeting closed at 9.30pm.

Signed by the Chairman:

Date:

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**Review of Decisions  
Appendix 1**

<b>WDC Reference</b>	<b>Location</b>	<b>Description</b>	<b>HPC Comment</b>	<b>WDC Decision</b>	<b>Variance</b>
15/08129/FUL	21 Frogmore Close Hughenden Valley Buckinghamshire HP14 4LN	Householder application for construction of two storey side and rear extension including external stainless steel flue and two roof sun tubes	No objection	Application permitted	No
15/08039/FUL	Haycroft Spurlands End Road Great Kingshill Buckinghamshire HP15 6JA	Householder application for construction of single storey rear extension, insertion of 2 x side dormer windows and removal of existing car port roof	HPC think this is a better proposal, and as long as it is within the 50% we have no objection	Application permitted	No
15/08482/TPO	Brands Lodge Kingshill Road Cryers Hill Buckinghamshire HP15 6LH	Pollard T1 Lime at 9 metres where the main stems divide into 3.	No objection as long as work is under the supervision of a WDC Tree Officer	Application permitted	No
15/08451/FUL	Slainte Stag Lane Great Kingshill Buckinghamshire HP15 6EF	Householder application for erection of replacement outbuilding following removal of existing	No objection	Application permitted	No
15/08391/FUL	20 Orchard Close Hughenden Valley Buckinghamshire HP14 4PR	Householder application for erection of single storey side & rear extension following removal of existing garage, creation of additional habitable rooms in loft space, pitched roof to front of existing flat roofed rear/side element with insertion of lantern roof light & pitched roof to existing front porch	No objection	Application permitted	No
15/08552/FUL	43 Woodcock Avenue Walters Ash Buckinghamshire HP14 4TN	Householder application for construction of part two storey, part single storey rear extension	No objection	Application permitted	No

**Applications for Consideration  
Appendix 2**

WDC Reference	Location	Description	HPC Comment
16/05053/FUL	Uplands Conference House And Training Centre Four Ashes Road Cryers Hill Buckinghamshire HP15 6LB	Demolition of former coach house block and erection of new two storey building providing 1 x 1-bed, 10 x 2-bed & 2 x 3-bed self-contained flats. Conversion of former Conference Centre buildings including extensions & alterations to provide a terrace of 1 x 2-bed & 2 x 2-bed houses, 1 x 3-bed detached dwelling & 42 x 1,2 & 3-bed flats with reception area/offices/storage to ground & first floor of Central Block (59 dwellings in total). Highway works to Four Ashes Road, to include provision of a footpath beside Four Ashes Road between the site and Cryers Hill, alterations to site access, amendment to parking layout within site, boundary treatment, landscaping & associated ancillary works	<p>The Parish Council objects to these applications for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. The result of building 59 homes on this site will have a major impact on the infrastructure, community amenities, and the local school, especially with development of Terriers Farm and therefore would be totally unacceptable.</li> <li>2.. The increase level of traffic movements at peak times on a 50mph road will put road safety at risk to cars, cyclists and walkers. The previous movements from the conference centre were of a different pattern despite the figures shown in the applications.</li> <li>3. The proposal to build a footpath has not been shown to be practical and to reduce the width of the Four Ashes Road, which is already narrow and dangerous, would result in an even worse situation than it is currently. There is no public transport in Four Ashes Road or Cryers Hill as indicated in the response to the Transport Document produced by Transport Planning Association.</li> <li>4. The parking facilities on the site are not realistic even at 118 for 59 homes as when visitors or any increase of family numbers occur it would result in a substantial different requirement.</li> <li>5.</li> </ol>

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WDC Reference	Location	Description	HPC Comment
			<p>The Environmental Services has made it plain that there is insufficient information regarding surface water management and the Strategic Management Team at BCC objects to the proposed development. A comprehensive drainage strategy should be submitted to demonstrate that a compliant drainage design could be achieved.</p> <p>6.</p> <p>The removal of trees and hedges in this Green Belt and AONB area would have a major impact on the appearance of the surrounding important rural area.</p> <p>If minded to be approved these two applications should be considered by the WDC Planning Committee.</p>
16/05054/LBC	Uplands Conference House And Training Centre Four Ashes Road Cryers Hill Buckinghamshire HP15 6LB	Listed Building application for demolition of former coach house block and erection of new two storey building providing 1 x 1-bed, 10 x2-bed & 2 x 3-bed self-contained flats. Conversion of former Conference Centre buildings including extensions & alterations to provide a terrace of 1 x 2-bed & 2 x 2-bed houses, 1 x 3-bed detached dwelling & 42 x 1,2 & 3-bed flats with reception area/offices/storage to ground & first floor of Central Block (59 dwellings in total). Alterations to site access, amendment to parking layout within site, boundary treatment, landscaping & associated ancillary works	Same response as above application 16/05053/FUL submitted for 16/05054/LBC
16/05118/FUL	49 Columbine Road Widmer End Buckinghamshire HP15 6BS	Householder application for construction of two storey side extension, single storey rear extension following demolition of existing conservatory , external works / alterations incorporating additional parking area, retaining walls, steps, and erection of brick walls and gates.	Application was withdrawn before the meeting
16/05147/FUL	47 Main Road Naphill Buckinghamshire	Householder application for demolition of existing attached garage & construction of single	No objection

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<b>WDC Reference</b>	<b>Location</b>	<b>Description</b>	<b>HPC Comment</b>
	HP14 4QD	storey side extension, single storey front extension & porch canopy and fenestration alterations.	
16/05183/FUL	2 Vincents Way Naphill Buckinghamshire HP14 4RA	Householder application for construction of replacement roof with increased thickness for insulation, replace existing rear box dormer and front rooflights with 3 x front and 3 x rear dormer windows and overclad exterior brickwork with insulation and weatherboarding	No objection
16/05377/CONAA	Hollytrees Copes Road Great Kingshill Buckinghamshire	Single storey rear extension	No objection

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