

**HUGHENDEN PARISH COUNCIL
PLANNING COMMITTEE**
Minutes of the meeting held on Thursday 6th October 2016
At the Council Offices commencing at 8.00 pm

CONFIRMED

Present: Cllr. R Gould (Chairman), Cllr. P Gieler, Cllr. K Gilmour, Cllr. C Waterton	
In attendance: Officer: Laura Ripley (Clerical Assistant) There were 4 members of the public present. The meeting started at 8.00 pm.	
Minute	
1 16P184	Apologies and approval of absences There were no apologies for absence.
2 16P185	Declarations of interests There were no declarations of interests.
3 16P186	Minutes RESOLVED: That the minutes of the meeting of the Planning Committee held on 15 th September 2016 be approved as a true record and signed by the Chairman.
4 16P187	Matters arising Cllr. Gould had received correspondence back from Mrs Penelope Tollitt, Head of Planning & Sustainability WDC regarding application 14/07202/MDS106 – Former Shana Riding School. The letter was NOTED and will be circulated to Council.
5 16P188	Public participation There were 4 members of the public present.
6 16P189	Correspondence Correspondence relating to application SN/16/07073/FUL - King Georges Recreation Ground, Coombe Lane, Hughenden Valley was received by Council on 05/10/2016 from WDC requiring comment by 19 th October 2016. The correspondence was NOTED and HPC require an extension to the deadline so it can be addressed the next Planning Meeting on 27 th October 2016.
7 16P190	Review of planning application decisions RESOLVED: That the review of decisions be noted. See Appendix 1 attached.
8 16P191	Planning applications for consideration RESOLVED: That the following comments be submitted to WDC. See Appendix 2 attached.
9 16P192	Community Infrastructure Levy Cllr. Gould noted that the claiming of funds from CIL and S106 for the Uplands Conference House & Training Centre development should now be referred to Full Council.
10 16P193	Strategic Action Plan There were no items.
11 16P194	Matters of report There were no matters of report.

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15 16P195	Date of the next meeting Thursday 27 th October 2016 at 8.00 pm.
16P196	The meeting closed at 9.20 pm.

Signed by the Chairman:

Date:

Chairman's initials:

**Review of Planning Application Decisions
Appendix 1**

WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
16/07134/FUL	Brimmers Farm Windmill Lane Widmer End Buckinghamshire HP15 6AL	Demolition of existing attached hay barn and erection of new hay barn attached to rear of existing livestock barn.	No objection	Application permitted	No
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	The Parish Council objects to these applications for the following reasons:- 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. 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. 3. The proposal to build a footpath	Application permitted	Yes

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WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
			<p>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.</p> <p>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.</p> <p>5. 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</p>		

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WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
			<p>comprehensive drainage strategy should be submitted to demonstrate that a compliant drainage design could be achieved.</p> <p>6. 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>		
16/06742/FUL	Pippins Hunts Hill Lane Naphill Buckinghamshire HP14 4RL	Householder application for construction of roof extensions and alterations including side dormer extension, single storey rear extension and fenestration alterations	No objection	Application refused	Yes
16/07086/FUL	52 Main Road Naphill Buckinghamshire HP14 4QB	Householder application for demolition of existing rear conservatory and lean-to structure and construction of single storey rear extension with some minor internal alteration works	No objection	Application permitted	No
16/07171/LBC	The Farmhouse Speen Road North Dean Buckinghamshire HP14 4NG	Listed building application for replacement of existing softwood casement window with wider	No objection provided the application complies with Listed Building Regulations	Application permitted	No

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WDC Reference	Location	Description	HPC Comment	WDC Decision	Variance
		hardwood casement window including removal of existing external door			
16/07232/FUL	Woodlands 12 Brackenwood Naphill Buckinghamshire HP14 4TD	Householder application for construction of two storey side/rear extension, new bay window to rear and associated internal/external alterations	No objection	Application permitted	No

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**Planning Applications for Consideration
Appendix 2**

WDC Reference	Location	Description	HPC Comment
16/07339/FUL	1 Lisleys Field Cryers Hill Buckinghamshire HP15 6LS	Householder application for construction of first floor front extension, single storey front, side and rear extension including front bay window and erection of new two bay garage with side car port	No objection provided the application complies with Green Belt and AONB regulations
16/07360/FUL	Homeleigh Coombe Lane Naphill Buckinghamshire HP14 4QX	Householder application for erection of single storey side garage extension with work room in roof-space	No objection provided there is no intrusion on neighbours
16/07362/TPO	Courns View House Speen Road North Dean Buckinghamshire HP14 4NN	Reduce overextended limbs of T1 Copper Beech by approximately 1.5 - 2 metres; remove one lower limb from T2 Copper Beech and reduce overextended limbs by approximately 1.5 - 2 metres.	No objection provided that the work is carried out under the guidance from WDC Tree Officer
16/07398/FUL	3 Windmill Drive Widmer End Buckinghamshire HP15 6BD	Householder application for construction of single storey rear extension and part two storey part first floor side/rear extension	No objection
16/07433/FUL	20 Allen Drive Naphill Buckinghamshire HP14 4SS	Householder application for construction of two storey front extension and associated alterations	No objection
16/07451/FUL	Minuet Coombe Lane Naphill Buckinghamshire HP14 4QX	Householder application for erection of single storey rear extension with lantern roof light	No objection
16/07491/FUL	Oldegate Spurlands End Road Great Kingshill Buckinghamshire HP15 6JA	Householder application for conversion of an existing outbuilding to an ancillary 'granny annex' with associated fenestration alterations	The Parish Council objection to this application as it is inappropriate development in the Green belt and AONB
16/07532/FUL	Allwood Perks Lane Prestwood Buckinghamshire HP16 0JG	Householder application for construction of single storey front extension, conversion of garage to habitable accommodation and associated alterations	No objection provided that the application complies with Green Belt and AONB regulations