

HUGHENDEN PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Thursday 27th February 2020
At the Council Offices commencing at 7.30 pm

UNCONFIRMED

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| Present: Cllr R Gould (Chairman), Cllr P Gieler, Cllr C Waterton | |
| In attendance: Officer: Shona Hadwen (Clerk) | |
| The meeting started at 7.30 pm | |
| Minute | |
| 1 20P010 | Public participation There were no members of the public present. |
| 2 20P011 | Apologies and approval of absence There were no apologies. |
| 3 20P012 | Declarations of interests There were none. |
| 4 20P013 | Minutes RESOLVED: That the minutes of the meeting of the Planning Committee held on 6 th February 2020 be approved as a true record and signed by the Chairman. |
| 5 20P014 | Correspondence The council noted three items of correspondence received after the agenda had been issued in relation to Planning Application Ref: 20/05396/PNP11B – Hughenden Chase, Denner Hill Road, Denner Hill, Bucks, HP16 0JJ |
| 6 20P015 | Review of planning application decisions RESOLVED: That the decisions be noted. (Appendix 1) |
| 7 20P016 | Planning applications for consideration RESOLVED: That the consultee comments listed in appendix 2 be submitted to Wycombe District Council. (Appendix 2) |
| 8 20P017 | Future business There was no business. |
| 9 20P018 | Date next meeting The next meeting will be held at 7.30 pm on Thursday 19 th March 2020 |
| 10 20P019 | The meeting closed at 8.20 pm. |

Signed by the Chairman:

Date:

Chairman's initials:

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HUGHENDEN PARISH COUNCIL
Planning Committee
Appendix 1 – Planning Application Decisions

| WDC Reference | Location | Description | HPC Comment | WDC Decision | Variance |
|----------------------|---|---|--------------------|-----------------------|-----------------|
| 19/07254/ VCDN | Uplands Conference House & Training Centre Four Ashes Road Cryers Hill HP15 6LB | Variation of condition 2 (plan numbers) attached to PP 16/05053/FUL (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) to allow for number of units to change from 65 to 72, including change to mix | No objection. | Application withdrawn | NA |

Chairman's initials:

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| WDC Reference | Location | Description | HPC Comment | WDC Decision | Variance |
|------------------|--|---|---|-----------------------|----------|
| 19/07445/ FUL | The Gate Bryants Bottom HP16 0JS | Demolish, replace and refurbish dilapidated decks, patios and shed in the pub garden. Replace collapsed retaining walls and reinstate lawns with relocation & replacement of damaged children's play equipment (Retrospective) | No objection | Application permitted | No |
| 19/07464/ FUL | Eleazar Warrendene Road Hughenden Valley HP14 4LX | Householder application for construction of single storey detached timber mower store to rear | No objection | Application permitted | No |
| 19/07723/ FUL | 26 Trees Avenue Hughenden Valley Buckinghamshire HP14 4PQ | Householder application for construction of single storey front extension, two storey side and rear extension and fenestration alterations | The Parish Council objects to this application as it considers it to be over 50% development in an area of GB and AONB and would be an intrusion on neighbours. | Application permitted | Yes |
| 19/07774/ FUL | 183 Main Road Naphill HP14 4SD | Conversion of existing barn/garage into 1 x 4 bed separate dwelling with oak framed extension, formation of new access and driveway to serve existing dwelling and replacement of existing shed with oak framed garage to serve existing dwelling | The Parish Council objects to this application as the changes proposed have not addressed the reasons for refusal on application ref: 19/05962/FUL. | Application refused | No |
| 19/07793/ FUL | 6 Dashfield Grove Widmer End HP15 6AJ | Householder application for the erection of a two-storey side extension, single storey front extension and single storey rear extension. | No objection | Application permitted | No |

| WDC Reference | Location | Description | HPC Comment | WDC Decision | Variance |
|----------------------|--|---|--|-----------------------|-----------------|
| 19/07953/ VCDN | Site Of 209 Main Road Naphill | Variation of condition 2 (plan) attached to PP 17/08435/FUL (Demolishing of existing two storey residential building (209A&B) and factory/office (Buckshouse) and construction of 5 dwellings (3 x 2 beds and 2 x 3 beds), detached carport with 3 bays, gardens sheds and associated landscaping) to allow for changes to enhance the design | No objection | Application permitted | |
| 19/08018/ FUL | 19 Marigold Walk Widmer End HP15 6BZ | Householder application for construction of single storey front extension including pitched roof to garage, creation of entrance with alterations to fenestrations on side elevation, steps and foot path | No objection | Application permitted | No |
| 19/08118/ TPO | Uplands Conference House & Training Centre Four Ashes Road Cryers Hill HP15 6LB | Fell 1 x Oak (T162) due to large limbs collapsing and fresh fruiting bodies | No objection provided that the work is carried out under the guidance of the WDC Tree Officer and that the tree is replaced in due course. | Application permitted | No |

HUGHENDEN PARISH COUNCIL
Planning Committee
Appendix 2 – Planning Applications for Consideration

| WDC Reference | Location | Description | HPC Comments |
|----------------------|---|--|--|
| 20/05130/FUL | The Old Chapel House Bryants Bottom Road Bryants Bottom Buckinghamshire HP16 0JS | Change of use from offices (use class D1) to residential (use class C3) | No objection. |
| 20/05272/VCDN | Uplands Conference House And Training Centre Four Ashes Road Cryers Hill Buckinghamshire HP15 6LB | Variation of condition 2 (plans) and 5 (masterplan and planting strategy) attached to PP 19/05741/VCDN (Variation of condition 2 (plan numbers) attached to PP 16/05053/FUL - (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 54 x 1,2 & 3-bed flats with reception area/offices/storage to ground & first floor of Central Block (67 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) to allow alterations to plans and design statement) to allow for avoidance of major structural changes internally and utilize existing car levels | No objection. |
| 20/05313/VCDN | Uplands Conference House And Training Centre Four Ashes Road Cryers Hill Buckinghamshire HP15 6LB | Variation of condition 2 (plans) attached to PP 19/05744/VCDN (Listed Building application for 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 54 x 1,2 & 3-bed flats with reception area/offices/storage to ground & first floor of Central Block (67 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 work) to allow for avoidance of major structural changes internally and utilize existing car levels | No objection. |
| 20/05302/FUL | Spring Coppice Cottage Spring Coppice Lane Speen Buckinghamshire HP27 0SU | Householder application for the construction of two storey side extension following demolition of the existing two storey extension and attached porch and alterations to fenestrations | No objection provided the application complies with GB and AONB regulations. |

Chairman's initials:

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| 20/05350/FUL | Perriswood Stag Lane Great Kingshill Buckinghamshire HP15 6EW | Householder application for increase in height of 2 x brick built driveway pillars and installation of sliding entrance gate to front | No objection provided that the application together with the amendments to the previous application, especially the velux windows, do not cause any intrusion to neighbours. |
| 20/05147/FUL | Beehive Cottage Downley Road Naphill Buckinghamshire HP14 4RQ | Householder application for construction of single storey front porch and part single, part two storey side and rear extension | No objection provided the application complies with GB and AONB regulations. |
| 20/05433/FUL | Hughenden Manor Manor Road Hughenden Valley Buckinghamshire HP14 4LA | Stem decay - reduction of 1-2m x 1 Horse Chestnut (T1), major stem decay up to 3m , monolith to 4m x 1 Sycamore (T2), compacted rootplate and large overextended limbs over road and car park - reduction of extended lateral growth of 2-3m x 1 Sycamore (T3), poor vigour and dropping branches onto roadway - fell to ground x 1 Red Oak (T4) | No objection provided the work is carried out under the guidance of the WDC Tree Officer. |
| 20/05382/FUL | Ashley Spurlands End Road Great Kingshill Buckinghamshire HP15 6JA | Householder application fro construction of first floor rear extension to facilitate loft conversion and front dormer (Alternative scheme to (19/06726/FUL) | No objection provided the application complies with GB and AONB regulations. |
| 20/05384/FUL | 93 Primrose Hill Widmer End Buckinghamshire HP15 6NT | Householder application for construction of single storey rear extension and garage conversion and alterations | No objection. |
| 20/05396/PNP11B | Hughenden Chase Denner Hill Road Denner Hill Buckinghamshire HP16 0JJ | Prior notification application (Part 11, Class B) for demolition of dwellinghouse known as Hughenden Chase | The Parish Council would request that the application be referred to the Conservation Officer in case this building should be regarded as a heritage asset. The Parish Council would also request that ecological reports are submitted to WDC prior to any demolition commencing. |