

# HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting held on Thursday 1<sup>st</sup> August 2013  
in the Council Offices at 8pm

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## UNCONFIRMED

**Present:** Cllr R Gould (Chairman) Cllr I Guy  
Cllr L Derrick (Deputy) Cllr L Hackling (Deputy)  
Cllr R Beavil (Ex-Officio)

Clerk: Peter Wetherman

Assistant Clerk: Emma Marsden

There were 5 members of the public attending

1. **Apologies for Absence**

Apologies were received and accepted for Cllr Furness. It was noted that the Committee membership as stated on the agenda did not include Cllr Hackling.

2. **Declarations of Members' Interests in Items on the Agenda:**

None

3. **Minutes of the previous meeting held on Thursday 1<sup>st</sup> August 2013.**

**13PO76** The minutes were **RESOLVED** and signed by the Chairman.

4. **Matters Arising:**

**13PO77 (13PO68) The Sustainability Appraisal Draft Scoping Report**

It was **AGREED** that the synopsis by Cllr Derrick should be circulated amongst the planning Committee and the approved by the Chairman before it is submitted to WDC.

**13PO78 (13P047) Comments regarding the CIL and Planning Obligations Funding Decision Protocol approved by WDC at their July meeting**

It was **AGREED** that a letter addressed to Mr Gerard Coll, Infrastructure Officer, should be sent to WDC asking what is the conclusion of all the summary views received by WDC and for a response to be considered at the next full Council Meeting. A working letter should be approved and attached to the next agenda of the Full Council for approval.

**13PO79 13PO74 Confirmation on new Suffixes for Planning Permissions**

It was **AGREED** that this item should be withdrawn until such time as WDC can provide an explanation of the new suffixes.

5. **Public Speaking**

**13PO80** Mr M Stock of Redrow Homes, Mr J Peachey of Pegausu(Landscape Design) and Mr M Kerr of PPS Group each spoke in favour concerning then application which is being made for the residential development of Uplands House Cryers Hill. On the conclusion of the presentation and some questions and answers Cllr Beavil asked if they would agree and undertake with the Hughenden Parish Council not to carry out any development on the site including any works of demolition or the removal of vegetation until they obtained the appropriate planning permission to do so. Messrs Stock, Peachey and Kerr agreed so to do.

**13PO81** Dr M Bareki on behalf of himself and a number of his neighbours who were away spoke against the proposed development of Uplands House.

The public and the Assistant Clerk left the meeting at this point (21.00pm)

5. **Review of Conditions Attached to Permissions:-**

**13P082** Information was **NOTED** in respect of the following:-

**13/06034/FUL** 2 Deanfield Cottages Speen Road North Dean (No objection provided no intrusion on neighbours)

<b>13/06096/FUL</b>	1 Spring Rising Valley Road Hughenden Valley	(No Objection)
<b>13/06222/FUL</b>	11 Burnham Road Hughenden Valley	(No Objection)
<b>13/06308/FUL</b>	Games Court RAF Main Road Walters Ash	(No Objection)
<b>13/06341/FUL</b>	1 Battingswood Gardens Naphill	(No Objection)
<b>13/06360/FUL</b>	Kate Cottage 252 Main Road Naphill	(No Objection)
<b>13/06412/FUL</b>	39 Trees Avenue Hughenden Valley there is no intrusion on neighbours)	(No objection provided)
<b>13/06417/CTR</b>	National Trust Hughenden Manor work is carried under the guidance of the WDC Tree Officer)	(No objection provided the
<b>13/06343/FUL</b>	2 Spring Valley Drive Hughenden Valley	(No objection)
<b>13/06447/FUL</b>	Rainier Speen Road North Dean	(No objection)
13/06467/FUL	121 Main Road Naphill	(No objection)
13/06648/HPDN	30 Sunny Bank Widmer End	(Planning Permission not required)

6. **Review of Reasons for Refusal of Applications:-**  
None

7. **Review of Reasons Contrary to Parish Council Views:-**

**13PO83** Information was **NOTED** in respect of the following:-

**13/06013/ADV** 19 Main Road Naphill (Objection as it is out of character and is an intrusion in the neighbourhood. – Application Permitted)

**13/06210/FUL** 41 Ash Close Walters Ash (No objection provided there are no intrusion on neighbours and has highways approval – Application Refused)

**13/06339/FUL** Mangalia Primrose Hill Widmer End (No objection – Application Refused)

13/06328/FUL Denivale Warrendene Road Hughenden Valley  
(Objection as the development contravenes the 50% Green Belt Rule)

9. **Correspondence.**

**13P0684**

a) A brief history of Uplands by Marian Miller (Historic Conservation)

b) Letter from WDC dated the 8<sup>th</sup> August 2013 in respect of 13/06666/FUL, Briar Wood Coombe Hill Naphill enclosing a copy application and plans (HPC having submitted a consultee comment on the 1<sup>st</sup> August 2013 that (among other things) the plans were very faint) and requesting consultee comments to be made by the 18<sup>th</sup> August. The following comment was made on the 15<sup>th</sup> August 2013 “The Parish council has no objection to the amended plan provided there is no intrusion on neighbours.”

10.00. **Consideration of Planning Applications**

**13P0785** – 11 applications were reviewed.

The Parish Council had **No Objection** to the following planning applications.

**13/06691/FUL 4 Homelands Gardens Great Kingshill**  
Construction of first floor side extension and single storey side extension

**13/06770/FUL 3 Wellhouse Way Naphill**

Construction of single storey rear extension with new steps

**13/06890/FUL Bramble Cottage Bryants Bottom Road Bryants Bottom**

Construction of part ground floor, part first floor side / rear extension, installation of solar panels to front roof slope and erection of detached garage to rear

The Parish Council had the comment – **No objection provided there is no intrusion on neighbours especially with the 4 meter high hedge and that access is acceptable to highways** for the following application:

**13/06864/FUL 41 Ash Close Walters Ash**

Alterations to existing bungalow and erection of 1 x 2 bed dwelling adjacent to No.41 Ash Close with new shared access

The Parish Council had the comment –**No objection provided there is no intrusion on neighbours. The Council comments that it has not been consulted by the applicant as stated in the design statement** for the following application:

**13/06881/FUL 32 Main Road Naphill**

Construction of part single, part two storey front, side and rear extensions and loft conversion with associated external alterations

The Parish Council had the comment – **No objection as long as the work is done under guidance from WDC tree officer** for the following applications:

**13/06791/TPO 15 Marigold Walk Widmer End**

Reduce crown height by between 2-3 metres and crown spread by up to 2 metres on all sides back to previous pruning points, and 25% crown thin to Mature Ash T1.

**13/06818/TPO 27 Braeside Naphill**

Reduce overhanging branches back towards boundary by 2-3 metres, judiciously pruning sub-lateral branches only to Beech group rear of 26-27 Braeside.

The Parish Council **objects** to the following applications:

**13/06826/FUL Green Pastures Hatches Lane Great Kingshill**

Construction of two storey side extension.

The Parish Council objects to this application as this with previous extensions and developments exceeds the 50% rule in Green Belt.

**13/06837/FUL Green Barn Denner Hill Farm Denner Hill Road**

Change of use of barn to create a detached two storey 5-bed dwelling with integral double garage & bin store & widening of existing access.

The Parish Council objects to this application on the grounds that it is inappropriate development in the Green Belt

**13/06423/FUL Uplands House Hotel Four Ashes Road Cryers Hill**

Demolition of existing buildings, erection of 5 x 4 bed and 11 x 5 bed dwellings (16 in total), formation of new ring road access to highway together with associated infrastructure

The Parish Council strongly objects to this application as it is considered:

Inappropriate development within the Green Belt and ANOB.

Safe access to the site is impossible without a motor vehicle.

There are no community facilities on the site.

There will be a loss of employment.

There are no plans for affordable housing within the development

To allow development may create a precedent for further development within and erosion of the Green Belt.

The Parish Council endorse the sentiments of the Hughenden Valley Residents Association as contained within a letter addressed to the Planning Case Officer dated the 18th August and to which, to date, no reply has been received

**13/06838/LBC Green Barn Denner Hill Farm Denner Hill Road**

Listed Building application for change of use of barn to create a detached two storey 5-bed dwelling with integral double garage & bin store & widening of existing access.

The Parish Council object to this application as it is an inappropriate use of a listed building. The Parish Council also has concern about the bridle path going so near to the living room and ecological damage particularly to birds

11. **Other Matters**

**13P0785** The Committee considered the letter drafted by Cllr Derrick regarding Field Farm Great Kingshill. It was **AGREED** that HPC should write to the enforcement Officer asking if the Council has checked whether the necessary works have been carried out in accordance with the enforcement notice and complying with Green Belt policy.

12. **Items for/from Strategic/Action Plan.**

None

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

None

14. **Date of the Next Meeting**

The next meeting is scheduled for 12<sup>th</sup> September 2013

There being no further business, the meeting closed at 10.25pm.

Signed: .....

Date: .....