

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting held on Thursday 14th February 2013
in the Council Offices at 8pm

UNCONFIRMED

Present:- Cllr D Hackling (Acting Chairman) Cllr E Furness
Cllr I Guy Cllr B Swain (Deputy)
Clerk: Miss C Watts

There were 7 members of the public present.

1. **Apologies for Absence**
13P015 Apologies were accepted from Cllr Gould.
2. **Declarations of Members' Interests in Items on the Agenda.**
None
3. **Minutes of the previous meeting held on Thursday 24th January 2013.**
13P016 **RESOLVED** as a true record and signed by the Chairman.
4. **Matters Arising**
5. **Review of Conditions Attached to Permissions:-**
13P017 Information was **NOTED** in respect of the following:-
12/07415/**FUL** Pipers Orchard, Pipers Lane, Great Kingshill
HPC Comment: No objection provided that it is permitted under GB9 otherwise the Council believes it is over 50% in GB2.
12/07506/**FUL** 238 Main Road, Naphill
HPC Comment: No objection provided there is no intrusion on neighbours.
12/07536/**FUL** 25 Columbine Road, Widmer End
HPC Comment: No objection
12/07701/**FUL** Land Adjacent 40 Main Road, Naphill
HPC Comment: No objection provided there is no intrusion on neighbours.
12/07728/**REN** The Old Chapel House, Bryants Bottom, Rd, Bryants Bottom
HPC Comment: No objection
13/05010/**CONAA** / 12/07852/**FUL** Suncroft, Stag Lane, Great Kingshill
HPC Comment: No objection
12/07746/**FUL** The Stable, Hatches Lane, Great Kingshill
HPC Comment: No objection
12/07791/**FUL** 33 Trees Rd, Hughenden Valley
HPC Comment: No objection provided there is no intrusion on neighbours.
6. **Review of Reasons for Refusal of Applications:-**
13P018 Information was **NOTED** in respect of the following:-
12/07674/**OUT** Land between Maderia and Highfield, Windmill Lane, W. End
HPC Comment: The Parish Council objects to this application as it is inappropriate development in the Green Belt and AONB. It also destroys the openness of the surrounding area.
7. **Review of Reasons Contrary to Parish Council Views:-**
13P019 Information was **NOTED** in respect of the following:-
12/05902/**FUL** Walters Ash Service Station, Walters Ash (**Application Permitted**)
HPC Comment: HPC objects as the new proposal does not address the objections to the previous application.
12/06652/**FUL** Field Farm, Spurlands End Road, Great Kingshill (**Application Permitted**)
HPC Comment: HPC strongly objects to the retrospective application. Field Farm is not a mobile home park as described, but an Agricultural Small Holding in the Green Belt and Chilterns AONB. The additional new mobile home would be a totally inappropriate and would have an adverse visual effect on the landscape. The proposed home, already on site, is extremely large and is tantamount to a permanent bungalow being placed in the Green Belt, contrary to all the rules and regulations. The planning policy for traveller sites (March 2012) (Paragraph 6.01). Policy E of this document advises that "Inappropriate (continued over)

Development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.” The Parish Council wants WDC to refuse this application and ensure that the mobile home is removed and the site is reinstated to its original condition as a matter of urgency. There have been numerous strong objections from many individuals and Residents’ Associations and if minded to be approved this application should be determined by the WDC Planning Committee.

12/07717/FUL 27 New Road, Great Kingshill **(Application Refused)**

HPC Comment: HPC has no objection to the application provided that there is no intrusion on neighbours.

12/07593/FUL Parnassus, Coombe Lane, Naphill **(Application Refused)**

HPC Comment: No objection

8. **Correspondence.**

13P020 Information was **NOTED** in respect of the following:

- a) Chiltern District Council – Call for sites for Gypsy, Traveller, Travelling show people land availability.
- b) WDC – Residential Design Guidance Stakeholders Workshop.

9. **Consideration of Planning Applications**

13P021 – 8 applications reviewed.

12/07902/FUL – 1 Lacey Drive, Naphill – AMENDED PLANS

Application for the demolition of existing garage and conservatory and construction of two storey side / rear extension.

HPC Comment: The Parish Council has no objection provided there is no undue intrusion on neighbours

13/05088/FUL – Hunts Hill Farm, Hunts Hill Lane, Naphill

Use of redundant barn for B2 use and external storage (retrospective).

HPC Comment: The Parish Council strongly objects to this inappropriate development of the AONB. The Council also has specific concerns regarding the inadequate access to the site as well as the environmental impact (noise and pollution) that this would have on the surrounding area. The Council asks that this application is called into the Planning Committee.

13/05118/FUL – Weardale, Louches Lane, Naphill

Construction of single storey detached timber to the rear.

HPC Comment: The Parish Council objects to this application as it believes the size and scale of the structure would be overdevelopment of the garden. This will also be an intrusion on neighbours.

13/05169/FUL – North Dean Memorial Hall, Speen Road, North Dean

Erection of single storey side extension providing toilet facilities.

HPC Comment: No objection so long as this does not exceed the necessary restrictions on development.

13/05186/CTREE – Hughenden Park, Manor Road, Hughenden Valley

Thin limbs by 10% supported on cavity at 2m approx at base of primary stem to Sycamore tag no. 2008; reduce decayed stems by approx 4-5 metres to Walnut tag no. 5161

HPC Comment: No objection so long as this is done under the supervision of the WDC tree officer.

13/05197/FUL – Tanoa, Stag Lane, Great Kingshill

Application for pitched roof over existing adjoining garage (same pitch and materials as main house)

HPC Comment: The Parish Council has no objection.

13/05227/FUL – 12 Cockpit Road, Great Kingshill

Construction of first floor rear extension.

HPC Comment: The Parish Council has no objection.

12/07953/FUL – Shana Riding School, New Road, Walters Ash

Change of use of land and buildings from commercial riding establishment (school/livery) to storage & distribution of landscaping & fencing materials; recladding of indoor school; increase in height of rear boundary wall to 2.4 m and landscaping

HPC Comment: The Parish Council strongly objects to this application which it believes to be inappropriate development of this site. It is also concerned about the access and road safety impact of additional vehicles and traffic movement. If minded to approve then this should be called in to Planning Committee.

10. **Other Matters**

13P021 The Clerk confirmed at the next Council Meeting there would be an agenda item considering Cllr appointments to this Committee due to the resignation of two Committee members.

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

None

12. **Date of the Next Meeting**

Next meeting is scheduled for Thursday 7th March 2013.
There being no further business, the meeting closed at 9.18pm.

Signed:

Date: