

**HUGHENDEN PARISH COUNCIL
PLANNING COMMITTEE**
Minutes of the meeting held on Thursday 24th January 2019
At the Council Offices commencing at 7.30 pm

CONFIRMED

Present: Cllr R Gould (Chairman), Cllr K Gilmour, Cllr C Waterton	
In attendance: Officer: Shona Hadwen (Clerk) There were two members of the public present.	
The meeting started at 7.30 pm.	
Minute	
1 19P011	Public participation The Chairman welcomed members of the public to the meeting and explained the process for public participation. One resident spoke in respect of application reference: 18/07489/FUL – Trystdene, Valley Road, Hughenden Valley. This amended application had been received after the agenda had been issued and as comments were required by 01/02/2019 at the latest, the application had to be considered at this meeting.
2 19P012	Apologies and approval of absence Apologies were received and approved from Cllr P Gieler.
3 19P013	Declarations of interests There were no declarations of interests.
4 19P014	Minutes RESOLVED: That the minutes of the meeting of the Planning Committee held on 3 rd January 2019 be approved as a true record and signed by the Chairman.
5 19P015	Correspondence There was none.
6 19P016	Review of planning application decisions RESOLVED: That the decisions be noted. Appendix 1
7 19P017	Planning applications for consideration RESOLVED: That the listed comments be submitted to Wycombe District Council. Appendix 2
8 19P018	Future Business To review the Terms of Reference
9 19P019	Date of the next meeting Thursday 14 th February 2019 at 7.30 pm.
10 19P020	The meeting closed at 8.30pm.

Signed by the Chairman:

Date

Chairman's initials:

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HUGHENDEN PARISH COUNCIL
Planning Committee
Appendix 1 – Planning Application Decisions

WDC Ref	Location	Description	HPC Comment	WDC Decision	Variance HPC & WDC
18/07642/ FUL	Bramble Cottage Bryants Bottom Road Bryants Bottom HP16 0JS	Householder application for construction of front porch extension with steps, part single storey, part two storey, part first floor side/rear extension, solar panels to front roofslope and box dormer to rear in connection with conversion of loft. Erection of 1m high boundary wall to front	No objection provided this and previous extensions do not exceed the 50% rule in Green Belt AONB.	Application Refused.	No
18/07662/ FUL	Red Lodge Cryers Hill Lane Cryers Hill HP15 6AA	Householder application for construction of single storey detached 1 bed annexe building ancillary to main dwelling.	The parish council objects to this application due to over development of the site and the proposed new dwelling is inappropriate in the Green Belt and AONB.	Application Permitted.	Yes
18/07766/ FUL	12 Dashfield Grove Widmer End HP15 6AJ	Householder application for construction of single storey front extension	No objection	Application Permitted.	No

WDC Ref	Location	Description	HPC Comment	WDC Decision	Variance HPC & WDC
18/07811/ FUL	Drumlin Louches Lane Naphill HP14 4QJ	Householder application for a two storey front and rear extension including internal alterations. Works to existing driveway to create additional off-street parking and bin store.	No objection.	Application Permitted.	No
18/07862/ FUL	West Vale Bryants Bottom Road Bryants Bottom HP16 0JR	Householder application for the construction of a single storey rear extension with two rooflights	No objection.	Application Refused.	Yes
18/07879/ FUL	Old Stocks Valley Road Hughenden Valley HP14 4PF	Householder application for construction of single storey replacement garden office building with gym	No objection however we note that there is a covenant on this land which states that the building may not be used for residential purpose.	Application Permitted.	No
18/07895/ FUL	Pine Trees Downley Road Naphill HP14 4QY	Householder application for the construction of single storey rear extensions replacing existing porch and proposed pitched roof over existing garage incorporating roof-light	No objection	Application Permitted.	No
18/07934/ FUL	April Cottage Cockpit Road Great Kingshill Buckinghamshire HP15 6HA	Householder application for construction of single storey rear extension with roof lantern and first floor side extension	No objection.	Application Permitted.	No
18/07985/ FUL	Broomhedge Boss Lane Hughenden Valley Buckinghamshire HP14 4LQ	Householder application for the erection of detached outbuilding/car port	No objection.	Application Permitted.	No

WDC Ref	Location	Description	HPC Comment	WDC Decision	Variance HPC & WDC
18/08004/ FUL	Anns Cottage Naphill Common Naphill Buckinghamshire HP14 4SU	Demolition of existing 2 storey detached dwelling and redevelopment of site to form 2 x 2 storey detached 4 bed dwellings, access road plus parking and landscaping	The Parish Council strongly objects to this application as we consider this to be an overdevelopment of the site. The site is next to an area of Special Scientific Interest and a Special Area of Conservation. The site itself is too small to accommodate two x four bedroom houses that gives adequate parking and turning spaces. The application shows the access to the site is via a grassed track running through an allotment site. This access track would be unable to cope with increased traffic to and from the site both during and post construction. There are many objections to this development on the WDC planning portal and HPC would request that if WDC Planning Officer is minded to approve, that this application be called in and decided by the Planning Committee.	Application Refused.	No

WDC Ref	Location	Description	HPC Comment	WDC Decision	Variance HPC & WDC
18/08050/ FUL	Well Cottage Missenden Road Great Kingshill Buckinghamshire HP15 6ED	Change of use of existing detached annex from residential to holiday let accommodation (retrospective)	Provided that a condition is made to ensure that the building is and will always remain ancillary to the main building and shall at no time be severed and occupied as a separate independent unit as per 14/07876/FUL condition, then the parish council has no objection.	Application Permitted.	No

**Hughenden Parish Council
Planning Committee
Appendix 2 - Applications for Consideration**

WDC Reference	Location	Description	HPC Comment
19/05126/CON AA	Hollytrees Copes Road Great Kingshill HP15 6JE	Ground floor front extension and erection of additional storey to first floor and new roof	No objection.
18/07489/FUL	Trystdene Valley Road Hughenden Valley HP14 4PF	Householder application for demolition of existing garage and construction of part single and part two storey rear/side extension, insertion of 6 x rooflights in connection with conversion of loft creation of new access to front driveway and erection of double garage to rear	The Parish Council objects to this application as the scale and size is inappropriate development in the AONB and Green Belt and also contravenes the 50% regulation. There could also be a major intrusion on neighbours. If the Officer is minded to approve this application should be considered by WDC Planning Committee
18/08038/FUL	19 Dashfield Grove Widmer End Buckinghamshire HP15 6AJ	Householder application for single storey rear extension	As there are no plans attached to this case, the parish council are unable to comment on this application
19/05059/TPO	Ambleside Pursells Meadow Naphill HP14 4SG	Crown reduction of 2.5m, thin by 10% and lift to 3m above ground to 3 x Lime Trees (T1, T2 and T3) as the trees are growing into each other and restricting light to the property and neighbouring property	No objection provided the work is done in consultation with the WDC Tree Officer.
19/05091/TPO	Church Farm Valley Road Hughenden Valley HP14 4LB	Removal of remains of 2 x Willow (T6 & G1)	No objection provided the work is carried out in consultation with the WDC Tree Officer.

Chairman's initials:

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