

**HUGHENDEN PARISH COUNCIL
PLANNING COMMITTEE**
Minutes of the meeting held on Thursday 18th April 2019
At the Council Offices commencing at 7.30 pm

CONFIRMED

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| Present: Cllr R Gould (Chairman), Cllr P Gieler, Cllr P Hardinge (deputising) | |
| In attendance: Officer: Jill Armshaw (Deputy Clerk) | |
| The meeting started at 7.30 pm | |
| Minute | |
| 1 19P032 | Public participation There were no members of the public present. |
| 2 19P033 | Apologies and approval of absence Apologies from Cllr C Waterton were received and approved. |
| 3 19P034 | Declarations of interests There were no declarations of interest. |
| 4 19P035 | Minutes RESOLVED: That the minutes of the meeting of the Planning Committee held on 7 th March 2019 be approved as a true record and signed by the Chairman. NOTED: That the consultee comments submitted to Wycombe District Council on 25 th March 2019 under delegated authority be noted. (Appendix 1) |
| 5 19P036 | Correspondence The following were noted: Notification of Tree Preservation Order off Speen Road, North Dean Appeal Notification 18?07862/FUL West Vale, Bryants Bottom Road |
| 6 19P037 | Review of planning application decisions RESOLVED: That the decisions be noted. (Appendix 2) |
| 7 19P038 | Planning applications for consideration RESOLVED: That the listed comments be submitted to Wycombe District Council. (Appendix 3) |
| 8 19P039 | Future business There was no business. |
| 9 19P040 | Date next meeting The next meeting will be held on Thursday 9 th May 2019. |
| 10 19P041 | The meeting closed at 8.20 pm. |

Signed by the Chairman:

Date:

Chairman's initials:

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HUGHENDEN PARISH COUNCIL

Planning Committee

25th March 2019

Appendix 1 – Consultee Comments made under delegated authority

The following comments were submitted to Wycombe District Council On 25th March 2019 under authority delegated to the Chairman of the Planning Committee and the Clerk to the Council.

| WDC Ref | Address | Description | HPC Comments |
|----------------|--|---|---|
| 19/05368/FUL | Toad Hall Missenden Road Great Kingshill HP15 6DN | Householder application for demolition of existing outbuilding and construction of rear single storey extension with new rear dormer window to existing loft room | No objection. |
| 19/05384/FUL | Pinehill Perks Lane Prestwood HP16 0JD | Householder application for construction of single storey side and rear extensions, alterations to entrance porch, first floor rear extension, pitched roof to existing flat roof dormer window, construction of detached shed and boundary wall, dropped kerb, widening of driveway and fenestration alterations | Provided the development complies with the policies of GB2 and AONB then the parish council does not object to this application. |
| 19/05571/FUL | Great Kingshill Church of England Combined School Cryers Hill HP15 6JP | Erection of 2.4 m high Safeguarding fence and 3 x double gates to School perimeter | No objection. |
| 19/05476/FUL | 43 Trees Road Hughenden Valley HP14 4PN | Householder application for demolition of existing garage and conservatory, construction of single storey rear extension, insertion of 1 x roof light to front and 3 x roof lights to side in connection with loft conversion and replacement of tiles to roof | No objection provided there is no intrusion on neighbours. |
| 19/05562/FUL | Hughenden Chase Denner Hill Road Denner Hill HP16 0JJ | Conversion of barn to 1 bed self-contained annexe with associated external alterations, demolition of existing stables, associated landscaping and creation of new access | No objection. |
| 19/05302/FUL | The Studio Piggotts Hill North Dean HP14 4NF | Householder application for demolition of existing conservatory and erection of replacement single storey rear extension, first floor side extension, fenestration alterations, new window openings and provision of external timber cladding | No objection provided the development complies with GB and AONB policies. |
| 19/05479/FUL | 2 Hitchenden Farm Cottages Valley Road Hughenden Valley HP14 4LB | Householder application for construction of an enlarged replacement of front porch and garden room | No objection to the front porch but the parish council objects to the proposed garden room as this is inappropriate development in the GB and AONB. |

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Appendix 2 – Planning Application Decisions

| WDC Ref | Location | Description | HPC Comment | WDC Decision | Variance HPC & WDC |
|----------------|--|--|--|------------------------|-------------------------------|
| 17/05586/FUL | Heatherlands Naphill Common Naphill HP14 4RF | Amended Plans - Demolition of existing dwelling and erection of 3 x 4 bed detached dwellings with double detached garages and creation of new access | Hughenden Parish Council strongly objects to this amended application and agrees and supports the numerous and major objections that have been sent by a large number of Naphill residents and national bodies. We believe that the application has several important and significant inaccuracies. If minded to be approved, this application should go to the full Wycombe District Council Development Control Committee for consideration. | Application Permitted. | Yes |
| 18/07304/FUL | Melvorn Stocking Lane Naphill HP14 4NE | Householder application for construction of part two storey, part single storey side extension and single storey rear extension | No objection provided the application complies with GB and AONB policies | Application Permitted. | No |

| WDC Ref | Location | Description | HPC Comment | WDC Decision | Variance HPC & WDC |
|----------------|--|---|--|------------------------|-------------------------------|
| 18/07489/FUL | Trysdene 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 | Application Refused. | No |
| 18/08038/FUL | 19 Dashfield Grove Widmer End HP15 6AJ | Householder application for single storey rear extension | No objection. | Application Permitted. | No |
| 19/05162/FUL | 10 Trees Road Hughenden Valley HP14 4PW | Householder application for part two storey part first floor rear extension and changes to the front porch. | No objection. | Application Permitted | No |
| 19/05173/FUL | 31 Trees Road Hughenden Valley HP14 4PN | Householder application for construction of front open porch, insertion of additional rooflights to side and rear roof slope. Alterations to doors and windows. Raising of rear patio with associated alterations | No objection. | Application Permitted. | No |
| 19/05175/FUL | The Firs Pursells Meadow Naphill HP14 4SG | Householder application for single storey side extension incorporating roof extension | No objection. | Application Permitted. | No |
| 19/05217/FUL | 7 Ash Close Walters Ash HP14 4TR | Householder application for construction of attached garage to side and single storey rear extension | No objection. | Application Permitted. | No |
| 19/05250/FUL | 6 Marigold Walk Widmer End HP15 6BZ | Householder application for construction of single storey rear extension with steps and patio to rear | No objection. | Application Permitted | No |

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| WDC Ref | Location | Description | HPC Comment | WDC Decision | Variance HPC & WDC |
|----------------|--|--|--|------------------------|-------------------------------|
| 19/05300/TPO | 279a Main Road Walters Ash HP14 4UU | Dismantle 1st branch back to main stem, reduce side lateral limb by 1-1.5m and reduce remaining overhanging branches to 1 x Scots Pine to reduce weight of branches to prevent branch failure. | No objection provided the work is carried out under the supervision of the WDC Tree Officer. | Application Permitted. | No |
| 19/05316/FUL | 27 Main Road Naphill HP14 4QD | Householder application for construction of single storey front and side extension and orangery at rear. | No objection. | Application Permitted. | No |
| 19/05318/FUL | 8 Orchard Close Hughenden Valley HP14 4PR | Householder application for demolition of existing garage and construction of part single, part two storey side/rear extension including integral garage and new roof over existing single storey rear extension | Provided there is no intrusion on neighbours, the parish council does not object to this application. | Application Permitted. | No |
| 19/05407/FUL | Barnscroft Speen Road North Dean HP14 4NH | Erection of detached two storey 2-bed dwelling with associated car parking & using existing access | The parish council objects to this application as it considers it to be an inappropriate development in the GB and AONB. | Application Refused. | No |

**Hughenden Parish Council
Planning Committee
Appendix 3 - Applications for Consideration**

| WDC Reference | Location | Description | HPC Comment |
|----------------------|--|---|--------------------|
| 19/05741/VCDN | Uplands Conference House and 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 alterations to plan and design statement | No objection |
| 19/05744/VCDN | Uplands Conference House and Training Centre Four Ashes Road Cryers Hill HP15 6LB | Variation of condition 2 (plan numbers) attached to PP 16/05054/LBC (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 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) to allow alterations to plan and design statement | No objection |
| 19/05585/FUL | 29 Woodcock Avenue Walters Ash HP14 4TW | Householder application for construction of 1 x rear dormer window and insertion of 3 x roof lights to front roof slope in connection with loft conversion | No objection |
| 19/05704/FUL | Hughenden Manor Manor Road Hughenden Valley HP14 4LA | Change of Use of existing maisonette from Residential (C3) to Exhibition Area (D1) with internal alterations | No objection |

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| 19/05713/FUL | Hogtrough Smallholding Louches Lane Naphill HP14 4QH | Demolition of existing buildings and clear the site, change the use of the site from redundant B8 (storage and distribution) to C3 (dwelling houses) and erection of 1 x 3 bed low carbon dwelling house which utilizes ground source heat, grey water harvesting, very low U-value insulation and solar power | The Parish Council objects to this application as it is inappropriate development in the Green Belt and AONB. If minded to be approved, then this application should be considered by the WDC Planning Committee |
| 19/05275/FUL | 25 Orchard Close Hughenden Valley HP14 4PR | Householder application for construction of an open front porch, insertion of a dormer window to the front roof elevation and bay window with roof | No objection |
| 19/05751/VCDN | 18 New Road Great Kingshill HP15 6DR | Variation of condition 3 (plan numbers) attached to PP 18/06177/FUL (Householder application for demotion of existing double storey rear extension and side lean-to structure and constructing of double storey rear, part side extension, single storey side and rear extension, insertion of window on side elevations and Velux style roof lights to single storey extension) to allow minor alterations | Provided there is no intrusion on neighbours, then the Parish Council has no objection to this application. |
| 19/05856/FUL | 149 Templewood Walters Ash HP14 4UF | Householder application for conversion of loft incorporating dormer window to the rear roof slope and roof lights to the front roof slope | No objection |

Signed by the Chairman:

Date:

Chairman's initials:

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