



Planning Committee Meeting held on Monday 16 August 2021 at Naphill Village Hall, Naphill.

DRAFT MINUTES

Present

Councillors: Cllr. A Capey, Cllr. L Derrick, Cllr. P Hardinge, Cllr. P Nicholls.

Officers : Clerk – M Woof, Deputy Clerk – H Hogan

Members of the Public:

22 members of the public attended.

Standing Orders were set aside to allow for:

21.4.22 Public Participation and Reports from Buckinghamshire Councillors
No Buckinghamshire Councillors were present.

A member of the public pointed out the challenges regarding an application for development at Terriers Farm.

Three Parishioners pointed out concerns with regards to Tilbury House development including these main points:

- Out of keeping with the street scene
- Over development / overbearing / scale and dominance
- Overlooking and loss of privacy to neighbouring properties
- Inadequate parking provision
- Concerns regarding access once developed
- Loss of daylight

Suggestions that the developer might improve existing pavement surfaces for all residents as a mitigation for the development and that a hedge be restored with native species

Two residents spoke regarding Ann's Cottage development

- Overdevelopment of the site
- Issues with safe access and egress to Main Road
- No turning circle to provide for forward egress
- Inadequate parking for visitors
- No passing places available on the route from Main Road until inside the proposed development.



A Parishioner representing WERA asked for HPC support to write to a senior officer, Mr Cunningham, at Bucks Council regarding the Four Ashes Conservation Area. Specific comments were then made with regards to the planning application

- Within AONB and GB
- Established woodland
- It is a conservation area
- Concerns regarding vehicular access
- Confirmed access over a footbridge which is not in the ownership of the applicant.
- Would like to see an application for a blanket TPO

Two Parishioners spoke with reference to Hunts Hill Farm including

- Disruption at which is a Site of Scientific Interest, biodiversity, and protected species within the general area.
- Potential for increased pollution and impact.
- Transition point from a two to one lane road and marked the entry from semi-rural to rural area.
- Visually not in keeping with the Chiltern Design guide regarding the positioning of garages to the front of a property.
- AONB & GB

Standing Orders were reinstated:

21.4.23 To receive apologies for absence – none received

21.4.24 To receive declarations of interest

- Councillor Paul Hardinge relating to item 21/07816/FUL Ann's Cottage
- HPC relating to item 21/07816/FUL Ann's Cottage

21.4.25 Minutes of the previous Council meeting – *Appendix 1*

RESOLVED - Minutes of Planning Meeting of 26 July 2021

Approved and to be signed at the first available opportunity.

21.4.26 Planning Procedures for 2021 going forward

Bucks Council Planning Engagement Structure

RESOLVED to ask officers to draft a protocol for reviewing planning applications which will incorporate the BC planning engagement structure. Policy to be presented to Planning Committee on 20th September 2021.

21.4.27 Draft Policy for Developer Engagement – Review draft policy to determine how we engage with speculative developments



RESOLVED with two changes under the meeting guidelines. To take to full council for ratification.

- 21.4.28 The HPC Planning Register was noted.
- 21.4.29 21/06892/FUL - Tilbury House Louches Lane Naphill Buckinghamshire HP14 4Q
Erection of detached two-storey residential dwelling forward of Tilbury House including new access, changes to existing access and new garage.
RESOLVED To object on the grounds of over development, scale and dominance, impact on trees and wildlife.
- 21.4.30 21/07290/FUL- -Hunts Hill Farm Hunts Hill Lane Naphill Buckinghamshire HP14 4RJ
Householder application for construction of a single storey detached garage
RESOLVED To object on the grounds of AONB and GB, does not conform to Chiltern Design Guide, scale, and dominance.
- 21.4.31 21/07100/FUL 2 Woodbine Cottages Downley Road Naphill Buckinghamshire HP14 4RH
Change of use from agricultural land to residential garden (retrospective).
RESOLVED No objection to be made.
- 21.4.32 21/07295/FUL Tibbs House 4 Royal Oak Mews Great Kingshill Buckinghamshire HP15 6AW
Householder application for erection of an Orangery
RESOLVED No objection to be made.
- 21.4.33 21/07225/FUL 47 Snowdrop Way Widmer End Buckinghamshire HP15 6BL
Householder application for construction of two storey side extension, installation of soakaway and creation of parking space and dropped kerb.
RESOLVED To object on the following grounds, inadequate parking provision, overdevelopment, domination of corner site, highway safety when accessing the single off road parking space.
- 21.4.34 21/07027/FUL Mulberry North Road Widmer End Buckinghamshire
Householder application for demolition of existing garden room / shed and replace with Cedar Garden Room.
RESOLVED No objection, however, we ask that officers consider if the site has now used up all its permitted development rights.
- 21.4.35 21/07186/FUL Ann's Cottage Naphill Common Naphill Buckinghamshire HP14 4SU
Application for demolition of existing 2 storey detached dwelling and construction two storey detached 5 bed dwelling with new drive, parking, and hard/soft landscaping.



RESOLVED To object on the grounds of inadequate parking, lack of turning circle to allow forward egress from the site onto Main Road, no safe access for emergency or delivery vehicles, visual access onto Main Road already hazardous and will be compounded as the Clappins Lane Development reaches completion. HPC recommend that TfB revisit the site with a clear understanding of the covenant rights through the allotment gardens.

21.4.36 21/07099/FUL Field Farm Spurlands End Road Great Kingshill Buckinghamshire HP15 6PE

Application for change of use of existing Gypsy/Traveller site to accommodate the siting of 1 x additional Mobile Home and 1 x additional Touring Caravan, alongside the conversion of existing Barn into Dayroom.

RESOLVED To object on the grounds that this development is not in line with a Temporary Site for a transient population. It is within AONB and GB. The dayroom would provide facilities suitable for a permanent accommodation given that it has kitchen and bathroom facilities. If this was a barn conversion within the Chiltern conservation area, then different rules would be applied. Should permission be granted for a conversion of barn facilities where would these be recreated? The Clerk to contact the Buckinghamshire Councillors to call in the application for review.

21.4.37 21/07131/FUL Hill House Coombe Lane Naphill Buckinghamshire HP14 4QX
Householder application for construction of part two-storey / part single-storey rear extension

RESOLVED No objection to be made.

21.4.38 21/07054/FUL Sandstone Cottage Clappins Lane Naphill Buckinghamshire HP14 4SL

Householder application for construction of single storey side extension.

RESOLVED No objection to be made.

21.4.39 21/07039/FUL Heathfield Cottage Perks Lane Prestwood Buckinghamshire HP16 0JH

Householder application for raising of roof height with insertion of front dormer.

RESOLVED No objection to be made.

21.4.40 21/07023/TPO Fern Bank Bryant's Bottom Road Bryant's Bottom HP16 0JU
Crown reduction by approx. 3-4 meters on all sides to reduce lean towards the neighbouring gardens to 1 x Beech (T1)

RESOLVED No objection to be made subject to works being carried out under the supervision of the Bucks Arboriculturist.



- 21.4.41 21/06892/FUL Tilbury House Louches Lane Naphill Buckinghamshire HP14 4QF
Erection of detached two-storey residential dwelling forward of Tilbury House including new access, changes to existing access and new garage.
DUPLICATE ENTRY TO AGENDA, REMOVED AT MEETING.
- 21.4.42 CM/0009/21 Wycombe Recycling Ltd Unit 53 Binders Industrial Estate Cryers Hill Road
Variation of condition 5 of planning permission CC12/9001/CM to increase permitted HGV movements
RESOLVED HPC objects, Councillor Nicholls will be attending the Wycombe Area Planning Meeting to raise the objections which it has previously lodged.
- 21.4.43 21/07273/LBCS19 Uplands Conference House and Training Centre Four Ashes Road Cryers Hill Buckinghamshire HP15 6LB
Application for Section 19 application of Planning (Listed Buildings and Conservation) Act 1990 for variation of condition 2 (plan numbers) attached to listed building consent to 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 and 2 x 3-bed self-contained flats. Conversion of former Conference Centre buildings including extensions and alterations to provide a terrace of 1 x 2-bed and 2 x 2-bed houses, 1 x 3 bed detached dwelling and 42 x 1, 2 & 3-bed flats with reception are/offices/storage to ground and first floor of Central Block (59 dwellings in total). Alterations to site access, amendment to parking layout within site, boundary treatment, landscaping and associated ancillary works to allow for proposed nonmaterial design amendments and changes to the unit mix in response to market demand.
RESOLVED No objection to be made.
- 21.4.44 21/06868/FUL Land at Junction of Kingshill Road Four Ashes Road and Church Lane, Cryers Hill Buckinghamshire
Application for erection of storage shed and gravelled area ancillary to and for the maintenance and improvement of the existing orchard and for beekeeping.
RESOLVED To object as the area is within AONB and GB and is a conservation area which includes a listed historical monument with archaeological features of note, would have a negative effect on established trees, wildlife, and nature conservation. HPC request that the Bucks Officer checks the current designation of the land parcel and that the dropped kerb has been previously permitted.
- 21.4.45 **Resolved** – That the comments captured above against each application be submitted to the Planning Portal.



21.4.46 Four Ashes Conservation Area

RESOLVED – To write a letter to the senior tree officer for Buckinghamshire Council objecting to development within this area on the grounds of negative impact on biodiversity, trees, and wildlife.

21.4.47 Terriers Farm

RESOLVED to ask Councillor Kearey and Councillor Derrick to represent HPC at the meeting and to report back at full Council Meeting on 14th September. To ask the Officers to write to the Planning Officer to request an extension to allow for HPC to submit a response on 15th September.

21.4.48 Future agenda items

- Terriers Farm Development
- Clappins Lane Oak Tree
- Planning Consideration Policy

21.4.49 Next Meeting Dates

Planning Committee Meeting to be held on Monday 20th September 2021, venue to be confirmed.

21.4.50 There being no further business the meeting closed at 20:55.

Signed by the Chairman:

Date: