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# Planning Committee Meeting

To be held on Monday 20<sup>th</sup> September 2021 at 7:30pm at Naphill Village Hall

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

You are hereby summoned to attend the above-mentioned meeting, when it is proposed that the business to be transacted shall be as follows:

*Helen Hogan*

Helen Hogan

Deputy Clerk to the Council

15<sup>th</sup> September 2021

Notice is hereby given that the meeting of the Planning Committee  
of Hughenden Parish Council  
will be held at 7:30 on Monday 20<sup>th</sup> September 2021  
at Naphill Village Hall, Main Road, Naphill, Buckinghamshire HP14 4SX

Members of the public are welcome to join the meeting but may only participate during Public Participation (see below).

Considering the date of this notice and possible changes in rules for Covid-19, all attendees will be expected to adhere to the government regulations in place on the day.

Should you require further information or assistance in attending this meeting, please call 01494 715296 or by email to [deputy.clerk@hughenden-pc.gov.uk](mailto:deputy.clerk@hughenden-pc.gov.uk)



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# AGENDA

Standing Orders will be set aside to allow for:

- 1 Public Participation and Reports from Buckinghamshire Councillors  
Members of the public are permitted by the Chairman to speak once in respect of business itemised on the agenda for no more than 2 minutes. Answers to questions raised, may not be discussed unless already within this agenda and then only at that time. Outstanding questions may be referred to a future agenda for attention. The period for public participation shall not exceed 15 minutes.

Standing Orders will be reinstated:

- 2 To receive apologies for absence
- 3 To receive declarations of interest  
In accordance with Sections 30 (3) and 235 (2) of the Localism Act 2011 and Hughenden Parish Council Code of Conduct, Councillors are requested to disclose personal and prejudicial interests on matters to be considered at the meeting.
- 4 Minutes of the previous Council meeting – *Appendix 1*  
Minutes of Planning Meeting of 16<sup>th</sup> August 2021  
**Proposed Resolution** - To receive and approve as a correct record, the minutes of the Planning Meeting held on 16<sup>th</sup> August 2021.
- 5 To note HPC Planning Register and to consider the following applications

Ref	Address and Description
21/07301/HPDN	10 Marigold Walk Widmer End Buckinghamshire HP15 6BZ Notification of proposed single storey rear extension; Depth extending from the original rear wall of 6.42 metres, a maximum height of 3.13 metres and an eaves height of 2.30 metres
21/07112/FUL	Naphill Methodist Church Chapel Lane Naphill Buckinghamshire HP14 4RB Construction of single storey front extension to existing Romanian Church (former Methodist Church) to accommodate a new Narthex to cater for a growing community of Romanian Orthodox Christians



- 21/07762/FUL EE11027 Mast Kingshill Road Cryer's Hill Buckinghamshire  
Upgrade of antennas and associated development with  
installation of 3 x antennas, 3 x RRUs, 2 x MHAs, 1 x GPS and  
ground based upon existing 61m communications mast
- 21/07567/FUL Little Hatches Hatches Lane Great Kingshill Bucks HP15 6DS  
Application for householder application for alterations to front  
porch and front bay roof, installation of 3 x front roof lights, 2 x  
rear rooflights and fenestration alterations
- 21/07564/TPO Acorn Rise North Road Widmer End Buckinghamshire HP15  
6ND  
Application for: thin regrowth from last pruning points to  
remove approximately 30% of live branches, clean to removal  
all dead, diseased and broken branches 3cm in diameter and  
larger throughout crown and reduce house side of canopy by  
approximately 1-2 metres to give up to 2m clearance from  
house to maintain tree x 1 (T1)
- 21/00029/OP Braeside Cottage Naphill Common Naphill Buckinghamshire  
ENFORCEMENT: Breach of planning control: Without planning  
permission the erection of a single storey extension.
- 21/07561/VCDN Apple Cottage Perks Lane Prestwood Buckinghamshire HP16  
0JG  
Variation of condition 2 (plans) attached to 20/07808/FUL  
(Householder application for construction of single storey front  
entrance porch, single storey rear extension, two storey rear  
extension, conversion of garage to habitable accommodation,  
creation of steps and patio to rear and fenestration alterations)  
to allow for increasing the rear extension by 1.5m and adding a  
skylight
- 21/07498/FUL Cherrycroft Louches Lane Naphill Buckinghamshire HP14 4QH  
Householder application for construction of 1.7 m high fence  
following removal of conifer hedge, pent log cabin following  
removal of shed and creation of new pedestrian access  
(retrospective)
- 21/07548/FUL 151 Main Road Naphill Buckinghamshire HP14 4SB  
Householder application for construction of part single, part  
two storey side extension and 1 x small apex dormer window to  
rear in connection with loft conversion to habitable space



- 21/07564/TPO Acorn Rise, North Road Naphill  
Thin regrowth from last pruning points to remove approximately 30% of live branches, clean to remove all dead, diseased and broken branches 3 centimetres in diameter and larger throughout crown and reduce house side of canopy by approximately 1-2 metres to give up to 2m clearance from house to maintain tree x 1 Oak (T1)
- 21/07489/FUL 168 Main Road Nahill Buckinghamshire HP14 4RU  
Householder application for construction of two storey side / rear extension, replacement dormer/gable to the rear elevation and replacement detached single story garage/external store
- 21/00020/REF 7 Brimmers Hill Widmer End Buckinghamshire HP15 6NN  
Householder application for construction of single storey rear extension, installation of pitched roof dormers to both side elevations and 1 x rooflight in connection with loft conversion and fenestration and internal alterations - PLEASE NOTE NEW ref no. 20/08039/FUL
- 21/07508/FUL Rickyard Cottage Denner Hill Road Denner Hill HP16 0HZ  
Householder application for construction of part single, part two storey side/rear extension, roof line alterations, formation of rear gable following partial demolition of existing flat roof rear extension and alterations to fenestration.
- 21/07489/FUL 168 Main Road Nahill Buckinghamshire HP14 4RU  
Householder application for construction of two-storey side/rear extension, replacement dormer/gable to the rear elevation and replacement detached single storey garage/external store.
- 21/07208/FUL 3 Stocking Lane Naphill Buckinghamshire HP14 4NE  
Householder Application for construction of two-storey rear extension and installation of 1 x roof light to side.
- 21/06575/FUL 32 Honeysuckle Road Widmer End Buckinghamshire HP15 6BW  
Householder application for construction of two storey front extension - Amended plans. *Previously commented - % permitted development, no obj.s*



- 21/07379/FUL            7 Frogmore Close Hughenden Valley Buckinghamshire HP14  
4LN  
Householder application for external alterations including  
removal of existing PVCu cladding and installation of hanging  
tiles.
- 21/07269/FUL            Hogtrough Farm Louches Lane Naphill Buckinghamshire HP14  
4QH  
Householder application for external works including  
construction of formal garden, patio area, paths and steps (part  
retrospective).
- 21/07335/FUL            Breezewood Forge Road Naphill Buckinghamshire HP14 4ST  
Householder application for erection of single storey rear  
extension following demolition of existing extension. Garage  
conversion into habitable space with erection of front storm  
porch and fenestration alterations.

7 Future agenda items

8 Next Meeting Dates

Planning Committee Meeting to be held on Monday 28<sup>th</sup> October 2021, venue to be confirmed.

9 Meeting to close

Distribution – councillors, notice board & council website

Supporting documents – Appendices available on request & on website

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

## 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 20<sup>th</sup> September 2021.

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



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**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.



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- 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 14<sup>th</sup> September. To ask the Officers to write to the Planning Officer to request an extension to allow for HPC to submit a response on 15<sup>th</sup> 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 20<sup>th</sup> 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: \_\_\_\_\_