**HAZLEMERE PARISH COUNCIL**

## **PLANNING APPLICATIONS MINUTES 25 APRIL 2022 at 6.30pm**

**AT CEDAR BARN, BARN LANE, HAZLEMERE**

Link to Buckinghamshire Council Wycombe area of the website to access the planning applications and then search with the application number:

<https://publicaccess.wycombe.gov.uk/idoxpa-web/>

**AGENDA**

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| **ITEM** | **CONTEXT** |
| 1. Welcome | Welcome to Councillors and Members of the Public.  Cllr J Baker, Cllr P Fleming, Cllr I Hamilton and Cllr A Cecil and J Collins (Administrative Assistant).  No members of the public were present. |
| 1. Apologies for absence | To receive any apologies for absence from the Meeting  Cllr P Ruffles and Cllr C Oliver |
| 1. Declarations of Interest | In accordance with Section 31 of the Localism Act 2011 members to declare any Disclosable Pecuniary Interests in items on this Agenda  No declarations were made |

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| **PLANNING APPLICATIONS** | **COMMENTS** |
| **22/05677/VCDN Two Lions Cottage Manor Road HP10 8JA**  [Variation of Condition 6 (Submission of Arboricultural Method Statement (AMS) including a Tree Protection Plan (TPP)) attached to PP 21/06678/FUL (Householder application for construction of detached garage with habitable accommodation in roof space, dropped kerb, driveway alterations and entrance gates, conversion of existing garage, first floor side extension, front dormer, single storey front and rear extension and front porch alterations) to remove need for Arboricultural Method Statement](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R8RWTDSCG9700&prevPage=inTray) | The Parish Council have little objection to the overall proposal although in line with the emerging Hazlemere Neighbourhood Plan, the Parish Council would like to see on site mitigation for the loss of hedge to facilitate the new opening to the site.   With this in mind, we would prefer to retain the tightest possible control on any further tree or hedgerow work on this site. |
| 22/05731/VCDN Tippacott Manor Road HP10 8JA  [Variation of condition 3 (plan numbers) attached to pp 21/08206/FUL (Proposed construction of replacement dwelling, connected pool house, alterations to swimming pool, following demolition of existing house, and widening of access, driveway and external alterations (alternative scheme to PP 19/05597/FUL)) to allow for improvements to architectural design](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R8VM81SCGC600&prevPage=inTray) | No objections |
| 22/05712/FUL Tippacott Manor Road HP10 8JA  [Householder application for erection of single storey garden office to rear](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R8TRI6SCGB100&prevPage=inTray) | No objections |
| 22/05718/FUL Whiteoak 27A Green Street HP15 7RA  [Householder application for conversion of existing garage to utility room, construction of single storey rear extension and pitched roof over existing kitchen with 2 x rooflights](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R8UCBRSC0Q500&prevPage=inTray) | No objections |
| 22/05831/TPO 246A Amersham Road HP15 7QN  [Crown lift to an overall height of 3 metres and crown thin by removing deadwood to 1 x Lawson Cypress (T27) to allow more light](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R9E1ZKSCGJS00&prevPage=inTray) | Refer to Buckinghamshire Arboriculturist. |
| 22/05429/FUL 106 Roberts Ride HP15 7AN  [Demolition of existing garage and erection of new container two storey 3-bed dwelling with heat source pump at rear and associated parking](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R7HM3TSCFOZ00&prevPage=inTray) | The Parish Council understand and welcome the principle of this proposal however we question whether this is the appropriate solution for this site.  The Parish Council are particularly concerned about the impact of the street scene and the precedent on this estate (and elsewhere) that could be set if this structure is allowed. It is likely there will be an overpowering effect on the neighbouring property which we wish to draw the Case Officer’s attention to.  Furthermore, as per The Parish Council’s understanding of car parking allowance we believe there will not be enough spaces for the current property and the proposed structure. The large tree in the front garden prevents access to the left-hand parking space as per the drawing.  The Parish Council agree with the neighbour’s objection about the possible impact on light and privacy on their property.  The Parish Council were unable to see any front or side elevation plans to accompany the submission and thought these could have helped further with the visualisation of the proposal.  The Parish Council would encourage the applicant to seek legal advice regarding Party Wall Agreement with neighbouring property.  Finally, The Parish Council, in line with their declaration of Climate Emergency wish to express their regret of the loss of garden/green space to concrete and seek request that the applicant mitigates for any loss of biodiversity and natural drainage. |
| 22/05708/FUL 3 Copes Shroves HP15 7AG  [Householder application for loft conversion with rear box dormer and 3 x front roof lights](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R8TRH0SCGAT00&prevPage=inTray) | The Parish Council would like to draw the Case Officer’s attention to the impact of overlooking from the upper rooms and its potential impact on privacy for the neighbouring property to the rear (in Roberts Ride). |
| 22/05781/FUL 22 Lower Lodge Lane HP15 7AT  [Householder application for erection of a single storey side extension and alterations, insertion of lantern rooflight and bifold doors at the rear](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R94VG2SCGFT00&prevPage=inTray) | The Parish Council would like to query that with the removal of the driveway and loss of garage, there may not be adequate parking spaces to reflect the size of the property. The Parish Council, in line with their declaration of Climate Emergency wish to express their regret of the loss of garden/green space to concrete and seek request that the applicant mitigates for any loss of biodiversity and natural drainage. |
| 22/05827/FUL 52 Marys Mead HP15 7DS  [Householder application for construction of single story rear extension](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R9CA30SCGJH00&prevPage=inTray) | No objections. |
| 22/05816/FUL Land To Rear 2 & 3 Queensway HP15 7HP  [Construction of x 2 bungalows with detached single storey garage, associated parking and landscaping](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R9AFI3SCGJ000&prevPage=inTray) | The Parish Council appreciates the resubmission and the reduction of dwellings is a significant improvement.  The Parish Council wish to query the Hornbeam Trees which can be viewed on a site visit but fail to appear in the correct location on the plans. There is great concern that this biodiversity will be adversely affected especially if the proposal is given approval.  Flush thresholds are welcomed however The Parish Council wish that they comply with Part M2 of building regulations |
| 22/05891/FUL 29 Badger Way Hazlemere Buckinghamshire HP15 7LJ  [Householder application for construction of single storey rear extension following removal of conservatory and garage conversion](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R9NBDCSCGOE00&prevPage=inTray) | No objections. |
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Meeting finished at 19:30

Signed J Collins

Janet Collins

Administrative Assistant   
26 April 2022