

# CHESHAM BOIS PARISH COUNCIL

Councillors are hereby summoned to attend a VIRTUAL MEETING  
OF THE PLANNING COMMITTEE on Monday 14<sup>th</sup> December 2020 at 7.30pm  
via Zoom: Meeting Link: <https://us02web.zoom.us/j/83792817520>

## For the purpose of transacting the following business

Members of the public and press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1 extended by Local Government Act 1972 Section 100 unless precluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose. Photographic, recording, broadcasting or transmitting the proceedings of this meeting is permitted in line with the provisions of the Openness of Local Government Bodies Regulations 2014.



## AGENDA

S Payne, Clerk. 8/12/20

### P68.1 Questions and Comments from the Public (limited to 15 minutes).

### P68.2 To Receive Apologies for Non-Attendance.

### P68.3 To Receive Declarations of Interest or Dispensations Relating to this Meeting.

### P68.4 To Approve the Minutes of the Committee Meeting held on 23<sup>rd</sup> November 2020 and 9<sup>th</sup> November 2020.

### P68.5 Recent Decisions & those at Variance with the Recommendations of this Committee.

Of the six applications decided between 19<sup>th</sup> November and 8<sup>th</sup> December 2020 one was of a different outcome.

*Ref Number: PL/20/3001/FA Address: Blantyre, 124 Bois Lane HP6 6DE*

*Detail:* Two storey side and rear extension with single storey front and part single/part two storey side extension including demolition of two single storey projections, alterations to roof including the raising of the ridge height and a side rooflight, porch, widened site access opening between new brick piers, and the provision of three off street parking spaces with updated landscaping.

*CBPC Decision:* : No Objection: It was noted that due to the close proximity to the school, vehicles park up to the driveway entrance which would make reversing out of the driveway a safety hazard. Also, the additional first floor windows on the side elevations may cause concern for the neighbouring properties.

*Bucks Council Decision:* Refused Permission: The proposed two storey side and rear extension would fail to integrate with the appearance of the existing property and is considered a contrived, obtrusive, discordant and incongruous form of development which would fail to respect the vernacular and scale of the existing dwelling and would result in harm, would detract from the character, appearance, and be at odds with the surrounding environment. The significant rearward projection, would result in a loss of outlook, would appear dominant, visually intrusive and overbearing when viewed from the rear aspects and rear garden areas of No. 122 and 126 Bois Lane and would result in a loss of light and increased sense of enclosure when viewed from these aspects.

### P68.6 Appeals Decisions to Note.

*Ref Number: PL/19/3940/FA Address: Blantyre, 124 Bois Lane HP6 6DE*

*Detail:* Erection of new dwelling

*CBPC Decision:* : Objection: The Parish Council's previous objections to new housing on this site apply. This additional plot exacerbates the cramped and overdeveloped site. The proposed footprint and scale are out of proportion .

*Bucks Council Decision: Refuse Permission: dwelling would appear cramped and awkwardly squeezed into this location. The replacement of woodland with bulky crown roof dwelling would change character on area . Dwelling does not relate well to other 3 dwellings on original plot. Proposal to remove manly large trees has no sufficient justification.*

*Appeal APP/X0415/W/20/3248721: Appeal Decision: Allowed. Although the loss of any established trees is to be avoided, a replacement tree and hedge planting scheme would, in the medium to long-term, result in an enhancement to the tree quality on site. The proposed detached dwelling would be of a size, height and design, that would be similar to other properties in the area. As such, it would be compatible with the dwellings within the vicinity of the site. In respect of access, turning, parking and highway safety, the Local Highway Authority considered the proposal would not have a material impact on the safety or operation of the adjoining public highway and there no reason to disagree with this conclusion. The rear of the site abuts a Conservation Area however with appropriate landscaping/tree mitigation conditions, the character and appearance of the CA will be maintained, and the proposal would have a neutral effect on the setting of the CA.*

## **P68.7 To Consider Applications to 8<sup>th</sup> December 2020**

*Ref Number: **PL/20/3745/FA** Address: **Amberley Chiltern Road HP6 5PH**  
Detail: Single storey rear extension. Deadline for Comments: **9<sup>th</sup> December 2020.***

*Ref Number: **PL/20/3720/FA** Address: **52 St Leonards Road HP6 6DR**  
Detail: Two storey front extension with side rooflights.  
Deadline for Comments: **17<sup>th</sup> December 2020.***

*Ref Number: **PL/20/3913/TP** Address: **8 Cheyne Close HP6 5LT**  
Detail: Crown lifting of a birch tree, crown reduction of an ash tree, pruning of branches of three hornbeams and a yew - TPO 11, 1950. Deadline for Comments: **17<sup>th</sup> December 2020.***

*Ref Number: **PL/20/3763/FA** Address: **Chesslands 132 Bois Lane HP6 6DH**  
Detail: First floor side extension and enlarged side balcony.  
Deadline for Comments: **23<sup>rd</sup> December 2020.***

*Ref Number: **PL/20/3952/FA** Address: **24 Long Park HP6 5LA**  
Detail: Subdivision of plot and erection of detached dwelling with associated parking and landscaping. Deadline for Comments: **30<sup>th</sup> December 2020.***

*Ref Number: **PL/20/3879/FA** Address: **17 Clifton Lawns,HP6 5PT**  
Detail: Single storey extension to the side and rear of existing garage  
Deadline for Comments: **31<sup>st</sup> December 2020.***

*Ref Number: **PL/20/4041/TP** Address: **19 Macdonald Close HP6 5LZ**  
Detail: T1 - Yew - Reduced in size by pruning back to around previously managed points, this will remove approximately 2 m of end growth all over canopy. (TPO/1951/11).  
Deadline for Comments: **31<sup>st</sup> December 2020.***

*Ref Number: **PL/20/3758/FA** Address: **4 Mayhall Farm Copperkins Lane HP6 5RG**  
Detail: Insertion of window in garage. Deadline for Comments: **5<sup>th</sup> January 2021.***