## Chesham Bois Parish Council Minutes of the Planning Committee Meeting held in The Parish Centre, Glebe Way, Chesham Bois Wednesday 27th December 2023 at 10 am

PRESENT: Cllr S Staite, (Chair), Cllr J Harris, Cllr P Eckersall, Cllr V Yadav

P133.1 Questions and Comments from the Public

None received

**P133.2** Apologies for Absence – Cllr J Bailey

P133.3 To Receive Declarations of Interest or Dispensations relating to this Meeting

None received

P133.4 To Approve the Minutes of the Meeting held on 11<sup>th</sup> December 2023

Minutes were approved

P133.5 Recent Decisions & those at Variance with the Recommendations of this

Committee. Of the applications decided between 7<sup>th</sup> and 20<sup>th</sup> December none

were of a different outcome.

P133.6 Applications for consideration to 20<sup>th</sup> December 2023

Ref Number: PL/23/3946/KA Address: Currumbin 100 Bois Lane HP6 6DE

Detail: G2 sycamore/laurel - re-pollard and trim top of laurel (Chesham Bois Conservation

Area)

CBPC decision – Neutral. However, no justification and no detail to the extent

of works proposed

Ref Number: PL/23/3959/TP Address: Currumbin 100 Bois Lane HP6 6DE

Detail: T1 oak - crown lift x2 branches over neighbouring property (TPO 2014/002)

CBPC decision - Neutral. However, no justification and no detail to the extent

of works proposed

Ref Number: PL/23/3999/FA Address: Little Gable 2 Bois Lane HP6 6BP

Detail: First floor and single storey rear extensions, garage conversion and relocation of

vehicular access

<u>CBPC Decision — Object - The plans show that the proposed new vehicular</u> access would be very close to the junction of Bois Lane and Glebe Way and we

consider that a new access in this location would be dangerous.

The Ecology and trees checklist states that there are no hedgerows on or within the site, even though the location plan indicates that the existing

hedging along the front of the site will be removed. This property is within the Chesham Bois Conservation area and all hedges are protected as they contribute

to the character of the area. We object to the removal of this hedge.

The Ecology and trees checklist also states that there are no pre-1960 building in or within 200m of woodland. This is not the case as Little Gable itself is at least 100 years old and lies directly opposite Chesham Bois Common which is

heavily wooded.

The applicant has not completed Q2 of the Ecology and trees checklist relating

to known wildlife

**Ref Number:** PL/23/4011/FA Address: The Rowans North Road HP6 5NB Detail: Part two, part single storey rear / side extensions and rear dormer window

CBPC Decision – Objection. the property lies within the Chesham Bois

Conservation Area. The submitted plans fail to show that the neighbouring property, Newstead, is already built up to the boundary. Overdevelopment – the resultant house is far too big for the plot and is overbearing when viewed from Newstead. By building up to within 1 metre of the boundary with Newstead the properties will have a cramped appearance which is out of keeping. The proposed new window at the rear at second floor level would lead to increased overlooking and a loss of privacy for the neighbours. The proposed flat roof would be visible within the Conservation Area and would be out of keeping with neighbouring properties.

There is already insufficient car parking for The Rowans. The applicants currently frequently park on land outside the curtilage of their property, namely Chesham Bois Common.

If, in spite of our objections, your Council is minded to grant planning permission we wish to remind you that the applicants do not own the land immediately outside their boundary. The land forms part of Chesham Bois Common. As you know, the Common is owned and managed by this Council and we spend a large proportion of our precept in maintaining and protecting the Common. If your Council grants planning permission, it must be pointed out to the applicants that they may not automatically park any vehicles, nor store building materials or plant or site skips on the Common during building work.

**Ref Number:** PL/23/4057/FA Address: 19 Long Park Close HP6 5JY

Detail: Single storey extension to replace existing conservatory

**CBPC Decision: Neutral** 

The meeting closed at 10.15 am

In accordance with the Openness of Local Government Bodies Regulations Act 2014 all non-confidential supporting documentation is available on the website or at the Council office.