



Downley Parish Council

Minutes of the Planning Committee held 02:00 pm on Thursday 3rd June 2021

Present: Councillors M Lazenby (Chairman presiding), P Brooks, & A Lenard

In attendance: G Tandy Clerk

27. **Election of Chairman**

Councillor Lazenby proposed Councillor Brooks, seconded by Councillor Lenard, there being no other nominations it was **RESOLVED** that Councillor Brooks be elected as Chairman of the Planning Committee for the ensuing Local Government year. Councillor Brooks took the chair.

28. **Apologies for Absence**

Apologies were received from Councillor Mann and accepted

29. **Minutes.**

The Minutes of the Planning Committee held on Wednesday 5th May were presented for adoption. It was **RESOLVED** that the minutes be received, approved & adopted & signed as a true copy by M Lazenby who was present at both meetings.

30. **Terms of reference**

It was **RESOLVED** that the Clerk would research online & find the terms of reference of other Parish Councils which could be adopted for our purposes.

31. **Declarations of Interest**

Councillor Lenard declared an interest in the application at Diamond Cottage Moor Lane as a resident of Moor Lane.

32. **Public Participation Session**

None.

33. **Planning Applications**

The Committee considered its response to the planning applications received from Buckinghamshire Council. It was **RESOLVED TO RECOMMEND** that the Council's response as set out hereunder be put to Council for adoption:

[21/06640/CTREE | Reduce in height by 2.5m and 0.5m in width x 1 group of Holly, Hawthorne and plums | Diamond Cottage Moor Lane Downley Buckinghamshire HP13 5YP](#)

DPC Comments: Downley Parish Council has no comments to make relating to this application.

[21/06595/FUL | Householder application for construction of single storey side/rear extension and first floor side extension | 119 Littleworth Road Downley Buckinghamshire HP13 5UZ](#)

DPC Comments: Downley Parish Council has no comments to make relating to this application

[21/06596/CLP | Certificate of lawfulness for proposed x 1 rear dormer and 1 x rooflight to rear in connection with loft conversion | 119 Littleworth Road Downley Buckinghamshire HP13 5UZ](#)

DPC Comments: Downley Parish Council has no comments to make relating to this application

[21/06530/FUL | Householder application for conversion of attached garage to habitable accommodation, creation of a home office with external staircase above detached garage, insertion of 1 x rooflight and construction of shed to rear | The Timber Barn Plomer Green Lane Downley Buckinghamshire HP13 5XN](#)

DPC Comments: This application is mainly for internal alteration to the Shelter Shed and Timber Barn and so does not affect the external appearance of the building, which is acceptable to the Parish Council. Downley Parish Council requests that if possible the dated beam in the Listed Shelter Shed is retained as a feature within the change of use of the building. The Parish Council is prepared to accept the Listed Building Officer's comments on this application.

[21/06528/LBC | Listed building application for conversion of attached garage to habitable accommodation, creation of a home office with external staircase above detached garage and insertion of 1x rooflight and construction of shed to rear | The Timber Barn Plomer Green Lane Downley Buckinghamshire HP13 5XN](#)

DPC Comments: This application is mainly for internal alteration to the Shelter Shed and Timber Barn and so does not affect the external appearance of the building, which is acceptable to the Parish Council. Downley Parish Council requests that if possible the dated beam in the Listed Shelter Shed is retained as a feature within the change of use of the building. The Parish Council is prepared to accept the Listed Building Officer's comments on this application.

[21/06497/CTREE | Remove 3 x Birch | Peterley Moor Lane Downley Buckinghamshire HP13 5YP](#)

DPC Comments: Downley Parish Council has no comments to make relating to this application.

[21/06428/FUL | Householder application for construction of single storey rear extension | 11 Southfield Road High Wycombe Buckinghamshire HP13 5JZ](#)

DPC Comments: This single story rear extension would appear to meet the planning guidelines for extensions to an existing building, however it is not possible to determine from the plans if the depth of the extension would impinge on the attached neighbouring property's right to light, therefore the Parish Council's views on this application are neutral. There is often car parking on both sides of the road, so if the application is approved there should be a condition regarding timing of delivery and unloading of building materials, which should be stored onsite.

[21/06400/CTREE | Pollard back 1 x Willow to original pollarding point and remove all ivy | Kimberley Downley Common Downley Buckinghamshire HP13 5YQ](#)

DPC Comments: Downley Parish Council has no comments to make relating to this application.

[21/06395/FUL | Householder application for construction of single storey rear and side extension and front porch extension | 50 Southfield Road High Wycombe Buckinghamshire HP13 5LA](#)

DPC Comments: The Parish Council notes that the applicant sort pre application advice and has incorporated this in to the submitted plans so the 60 degree light angle for the attached neighbour property is met. If all other requirements of this single storey side and rear extension meet the planning guidelines for extensions to existing building the Parish Council has no objections to this application. There is often car parking on both sides of the road, so if the application is approved there should be a condition regarding timing of delivery and unloading of building materials, which should be stored onsite.

[21/06346/FUL | Householder application for construction of first floor rear/side extension and replacement of upper rear flat roof with gable roof | 123 Littleworth Road Downley Buckinghamshire HP13 5UZ](#)

DPC Comments: The three gable ends at the rear of the property appear to be a bit overwhelming in relation to the original building and do not enhance the look of the property. Due to the proximity of the proposed south side two story gable end it would appear that light to the neighbouring property could be reduced. The inclusion of a new external door into the south side of the building could be detrimental to the enjoyment of the neighbouring property and as such should be removed, by its removal is could improve the layout of the proposed utility room.

34. **Date of next meeting**

It was **RESOLVED** that future meetings would take place on the first Wednesday of the month with the next meeting at 10:30 am on Wednesday 7th July 2021

35. **Close of Meeting**

The meeting closed at 02:30 pm

Chairman

Date