



Downley Parish Council
Minutes of the Planning Committee held 10:30 am on Thursday 8th September 2021

Present: Councillors P Brooks (Chairman), A Lenard & A Mann

In attendance: G Tandy Clerk

44. **Apologies for Absence**

There were no apologies for absence.

45. **Declarations of Interest**

Councillor Brooks Declared an interest in The Haven, School Close as this neighbours her sister's property. Councillor Brooks also declared an interest in 20 Plomer Green Avenue as she lives in this Street.

46. **Minutes.**

The Minutes of the Planning Committee held on Thursday 8th July 2021 were presented for adoption. It was **RESOLVED** that the minutes be received, approved & adopted & signed as a true copy.

47. **Public Participation Session**

None.

48. **West Bucks Area Planning Meeting**

There followed a discussion around Councillor's attendance at the West Bucks Area Planning Meeting on 17th August 2021.

49. **Planning Applications**

The Committee considered its responses to the planning applications received from Buckinghamshire Council. It was **RESOLVED** to report the committee's response as set out hereunder to the next full Council meeting.

21/06806/CTREE **3 Ravens Court Commons**ide Fell x 1 Blackthorn (Wild Cherry) tree. Already decided not to make a Tree Preservation Order

21/06874/FUL **8 Gosling Grove** Householder application for erection of single storey rear extension. Already permitted.

Chairman's initials:

21/06595/FUL **119 Littleworth Road** Householder application for construction of single storey side/rear extension and first floor side extension. Already refused

21/06395/FUL **50 Southfield Road** Householder application for construction of single storey rear and side extension and front porch extension. Already permitted.

21/06346/FUL **123 Littleworth Road** Householder application for construction of first floor rear/side extension and replacement of upper rear flat roof with gable roof. Already permitted

21/06530/FUL **The Timber Barn** 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. Already permitted

21/06528/LBC **The Timber Barn** 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. Already permitted

21/06758/FUL **92 Littleworth Road** Householder application for construction of single storey front extension and first floor side extension. Already permitted

21/06753/FUL **22 Hithercroft Road** Householder application for construction of Front Porch. Already permitted

21/06802/FUL **28 Faulkner Way** Householder application for construction of replacement front porch. Already permitted

21/06873/FUL **11 Southfield Road** Householder application for creation of dropped kerb extension and alterations to driveway. Already permitted

21/07228/VCDN **Hill Cottage Plomer Hill** Variation of condition 2 (plans attached to 20/07438/FUL (Demolition of existing dwelling and erection detached 4-bed dwelling with detached single garage, bin store, parking and creation of new access) to allow for retention of existing access, repositioning of parking and creation of new access) to allow for retention of existing access, repositioning of approved garage and window alterations to North elevation. DPC Comments: No Comments

21/07254/FUL **55 Plomer Green Lane** Householder application for construction of single storey rear and front porch extension following demolition of existing conservatory and existing front porch, fenestration alterations and loft conversion to create habitable accommodation in existing roof space. DPC Comments: The property only has a parking space for one vehicle at the rear. We foresee problems with parking in the future should the plans be approved.

Chairman's initials:

21/07161/FUL **4 Downs Park** Householder application for construction of single storey front, side and rear extensions following demolition of existing garage 21/07137/CTREE 23 Commonsides Fell x 1 Cypress (T2) and crown reduce by 2 meters x 2 Cypress. DPC Comments: Extension should be smaller & less intrusive to neighbouring properties.

21/07137/CTREE **23 Commonsides** Fell x 1 Cypress (T2) and crown reduce by 2 meters x 2 Cypress (T1 & T3) DPC Comments: No Comments

21/07294/FUL **33 Hithercroft Road** Householder application for erection of part single/part two storey side with single storey front extensions. DPC Comments: No Comments

21/07449/CTREE **36 Commonsides** Fell 1 x Conifer (T1) and 1 x Holly (T2) DPC Comments: No Comments

21/07363/FUL **4 Plomer Green Lane** Householder application for construction of two storey rear extension following demolition of existing conservatory. DPC Comments: No Comments

21/07401/FUL **18 The Pastures** Householder application for construction of single storey front and rear extension, garage conversion and first floor side extension. DPC Comments: Obscure glass should be used in the side elevation to ensure the neighbours privacy. Ensure that there are sufficient on-site parking spaces.

21/07307/FUL **37 Downs Park** Householder application for construction of part single, part two storey front/side/rear extensions following the demolition of existing garage, insertion of 2 x roof lights to front roof slope and 1 x rear dormer window in connection with loft conversion and widening of existing dropped kerb. DPC Comments: Object Very close to neighbour's property & too dominant. There is a discrepancy between the description & the submitted plans. The Parish Council support the objections of the neighbours

21/07345/TPO **3 Plomer Hill** Crown lift by 4 metres to build summer house x 3 Leyland Cypress (G2). DPC Comments: Object. There is enough space on the other side of the garden to build this Summer House without affecting these protected trees.

21/07491/FUL **10 Curlew Close** Householder application for construction of single storey front extension. DPC Comments: Object. We do not believe that the property will be left with sufficient parking. Parking on the road could be restrictive to emergency vehicles.

21/07536/FUL **20 Plomer Green** Avenue Householder application for construction of two storey side extension and associated parking following demolition of existing garage, outhouse, porch and conservatory. DPC Comments: Neutral. There is a need to ensure that parking is adequate.

Chairman's initials:

21/07538/FUL **70 Plomer Green** Lane Householder application for construction of single storey rear extension. DPC Comments: No Comments

21/07541/FUL **33 Talbot Avenue** Householder application for construction of three-storey side extension. DPC Comments: Neutral. This a very narrow road.

21/05928/FUL **The Haven, School Close**, Householder application for construction of front porch extension, part single, part two storey side/rear extension, following removal of existing garage, loft conversion with front and rear dormer and fenestration alterations. DPC Comments: Object. We are concerned around the adequacy of parking & sympathise with the objections.

50. **Date of next meeting**

Tuesday 5th October 2021 at 10:30

51. **Close of Meeting**

The meeting closed at 11:40 am

Chairman

Date

Chairman's initials: