#

# **HAZLEMERE PARISH COUNCIL**

# **PLANNING APPLICATIONS MINUTES 7 JUNE 2022 18:30**

# **AT CEDAR BARN, BARN LANE, HAZLEMERE, HP15 7BQ**

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/>

## **Minutes**

**1. Welcome**

The Chair welcomed Councillors and Members of the Public.

*Cllr A Cecil, Cllr P Fleming, Cllr C Oliver, Cllr J Baker, Cllr J Weaver and Cllr E Gemmell (arrived at 18:40). J Collins (Administrative Assistant).*

*Member of the public : R Gaffney (arrived at 18:45)*

**2. Apologies for absence**

To receive any apologies for absence from the Meeting

*Cllr P Ruffles, Cllr F Doonican and Cllr L Casey*

**3. 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

*None declared*

**4. Election for Chair of Planning Committee**

*It was resolved that Councillor A Cecil be elected as Chairman of Planning Committee for 2022/23.*

**5. Election for Vice Chair of Planning Committee**

*It was resolved that Councillor P Fleming be elected as Vice Chairman of Planning Committee for 2022/23.*

**6. Review the Terms of Reference for the Planning Committee**

*It was resolved to submit the amended Terms of Reference for Full Council ratification on the 5 July 2022. Terms of Reference have been forwarded to The Clerk for the agenda inclusion.*

**7. The following Planning Applications were discussed:**

**7a.** [**Ref. No: 21/06864/OUT Highbury Works & 12 & 13 Inkerman Drive Inkerman Drive**](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=QUVTZUSCGCX00&prevPage=inTray)

Outline application (including details of layout/scale/access/appearance) for demolition of existing buildings and erection of 6 x detached and 10 x semi-detached two storey dwellings (16 in total). Use of vehicular access off Inkerman Drive and Chestnut Lane (details of landscaping reserved)

*The Parish Council wishes to draw the Case Officer’s attention to Policy HW14 of HWLP 2019 which states:*

*4. Provide approximately 640 square metres of B1 office space.* ***The Parish Council would like it noted*** *t****he developer has yet again not proposed any office space***

*5.1.109 The indicative capacity of the site is 14 dwellings;* ***the developer has proposed 16****.*

*5.1.110 Development proposals should deliver a mixed use site which integrates with the local character of the area, as well as delivering B1 office space in line with the policy requirement above.* ***There is no office space proposed****.*

*Buckinghamshire Countywide Parking Guidance September 2015 defines number of parking and cycle spaces for a development*

***This proposal has 32 spaces and 2 garages and only five visitor parking spaces. There is no provision for cycle storage in this proposal although it could be argued that numbers 4 and 6 can use their garages. The Parish Council therefore require a minimum of 28 cycle parking spaces for the remaining plots.***

*According to Table 5. Residential car parking standards (above 10 dwellings), there should be a minimum of 32 residential parking spaces. This has been achieved however where more than half of parking is allocated, an additional 20% of the total number of spaces are required for unallocated/ visitor parking.* ***Therefore, this development requires a minimum of 6 additional unallocated visitor parking spaces.***

*Hazlemere Neighbourhood Plan (at regulation 14 consultation stage and therefore a material consideration)*

*POLICY HAZNP2: Protecting and Improving Green Infrastructure D. … In addition, on sites of 0.5 ha or more, future canopy cover of at least 30% of the site area within ten years should be achieved.*

***As this site is 0.62Ha, this level of canopy cover is a requirement.***

*POLICY HAZNP3: Delivering Zero Carbon Buildings*

1. *All development must be ‘zero carbon ready by design’*
2. *All new development must be certified to a Passivhaus or an equivalent standard*
3. *All planning applications for development (except householder applications) are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment*
4. *An Energy Statement will be submitted to demonstrate compliance with the policy*

***All of Policy HAZNP3 is a requirement of this application***

*POLICY HAZNP4: Promoting Sustainable Transport*

1. *All development proposals should sustain, enhance the functionality of local footpaths and cycleways and public transport infrastructure by way of their layout and means of access, and by linking up existing routes.*
2. *All development schemes will be required to make a financial contribution to a package of local measures to reduce the reliance on car ownership and to achieve the aim of enabling someone to walk/cycle from one end of the parish to the other without going on a road.*
3. *All development schemes will be required to provide car club spaces and to establish/fund appropriate car clubs. Requirements for provision of private car parking will be adjusted to reflect the provision of car club spaces.*
4. *All development schemes will be required to provide access to EV charging for all parking spaces.*
5. *Not applicable*
6. *All developments must ensure that transport routes and public spaces within the development meet best standards of accessibility, so that the whole development meets the needs of people with a wide range of disabilities, including age-related impacts and hidden disabilities.*

***The above clauses of Policy HAZNP4 are a requirement of this application***

**7b.** [**Ref. No: 22/06190/FUL 9 Highfield Way**](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=RB50QHSCHCB00&prevPage=inTray)

[Householder application for construction of tiled pitched roof over exiting single storey front extension](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=RB50QHSCHCB00&prevPage=inTray)

*No objections*

**7c.** [**Ref. No: 22/05986/FUL 59 Inkerman Drive**](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=RA0A6KSCGV600&prevPage=inTray)

Householder application for construction of two storey front extension with dormer window and insertion of 1 x dormer window to each side elevation (2 in total) to facilitate additional habitable accommodation to first floor

*The Parish Council believe that the unneighbourly and dominating dormers run the risk of overlooking into the properties on Badger Way and Inkerman Drive.*

*The Parish Council wishes for assurances required that additional habitable accommodation is adequately covered by the number of parking spaces available.

In addition and in line with Policy HAZNP4 of the emerging Hazlemere Neighbourhood Plan:D. All development schemes will be required to provide access to EV charging for all parking spaces.*

**7d.** [**Ref. No: 22/06198/FUL 11 Hill Farm Way**](https://publicaccess.wycombe.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=RB8PYNSCHCZ00&prevPage=inTray)

Householder application for construction of dropped kerb to existing extended driveway:

We query why the proposed drop kerb is not extended further to provide easier access to all the off road parking spaces at this property.

*The Parish Council wish to draw the Council Officer’s attention to Policy 4 of the emerging Hazlemere Neighbourhood Plan that*

*D. All development schemes will be required to provide access to EV charging for all parking spaces.*

*Meeting finished at 19:06*

*Signed J Collins*

*Janet Collins*

 *Administrative Assistant*

*7 June 2022*