

**Minutes of an Extra Ordinary Meeting of Turville Parish Council on  
Wednesday 4<sup>th</sup> March 2015 at Turville Village Hall. Northend  
at 7.30 pm**

Present: David Cairns, Chairman  
Ray Jones, Vice Chairman  
Margaret Drage  
Barbara Phillips  
Veronica Ramsay

In attendance: Deirdre Hansen- Clerk.

Also attended by Michael and Sally Wicks, Daniel Wels, Steve Blake, Fred and Jeannette Macksey, Carolyn Wyndham, Pam Jones, Andrew Nichols, Guy Hughes, Alan and Susie Phillips, Amanda Bucknill, Catherine Yoxall and Bob White.

The Chairman opened the meeting by explaining how the parish council usually deals with planning applications and the reasons for calling the Extra Ordinary Meeting (EOM) in this case. He explained that after hearing local views on the planning application on the agenda and the general views on the processes applied by Wycombe District Council Planning Department an EOM of the parish council would be advisable.

344. There were no apologies.

345. No disclosure of pecuniary interest or other interests in items on the agenda was made.

346. Planning application 15/05268/FUL Tumblewood, Northend Road, Northend.  
Householder application for demolition of existing dwelling, annexe and outbuildings and erection of two storey detached 5-bed dwelling with detached garage sited northwest of the dwelling.

*The meeting was closed to allow for members of the public to speak on the agenda topic. It was noted that the applicant had been invited to attend the meeting. The public made substantial relevant contributions which could aid the council in its consideration of this planning application.*

*Following extensive public speaking the meeting was reopened*

The meeting discussed the planning application and decided unanimously to object to the application on the grounds that although it is outside the Northend conservation area it will have a visible adverse effect on the conservation area's special character and appearance.

- a. It does not represent appropriate development beyond the green belt or respect the character and appearance of the Chilterns AONB;
- b. It contravenes WDC policy C13 on replacement dwellings in the countryside
- c. It contravenes WDC policy C15 on development within the residential curtilage of the countryside;
- d. It contravenes WDC policy L1(1) on landscape and nature conservation within the Chilterns AONB;
- e. It should not be permitted under WDC policy HE11 on developments outside the conservation area which have a negative contribution to a conservation area or the appearance of a conservation area.
- f. It contravenes WDC policy GB8(1)b on detailed design guidance and local amenity.

Furthermore:

1. The meeting decided that it did not comply with the guidelines in the Chilterns Building Design Guide.
2. It was also decided that WDC should be urged to give careful consideration to the public comments made to this planning application and to ask WDC to include the public's comments in the officer's report.
3. The meeting had serious reservations about the responses in the ecology wildlife checklist included with the application, which conflict with the PC's local knowledge.
4. No reference had been made to the nearby SSSI in Swains Wood
5. No reference had been made to nearby ponds
6. WDC should be informed that a large number of trees had been felled on the site prior to submission of the planning application.
7. No mention was made the substantial amount of wildlife present in the vegetation, a wildlife habitat.
8. There are several windows in the development that will overlook the neighbouring properties.
9. The proposed garage on the boundary with neighbouring properties also presents an intrusion to their privacy.
10. It appeared that the applicant did not seek pre-planning advice from WDC; however the PC had been informed that it had had discussions with planning officers.

The General feeling was that a replacement bungalow would be acceptable.

Were WDC minded to permit this application the PC requests the following condition to be included:

- a. Continued appropriate screening for neighbouring properties.
- b. Moving the location of the garage away from the immediate boundary of neighbouring properties.
- c. Ensuring that access of the shared access road would be available to all the residents who use the road to access their properties at all times during construction.
- d. The access road should be kept in suitable condition for continued use and would be made good on completion of the development.
- e. The Chilterns Design Guide guidelines would be adhered to.

It was decided that the clerk would draft the initial response to this application and circulate it to all councillors to comment before submission by the closing date next week.

The Chairman.....

Date.....