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**CUDDINGTON PARISH COUNCIL**
**Draft Minutes of EXTRAORDINARY PLANNING MEETING of Parish Council held in St Nicholas Church, Cuddington**
**Monday 6th July 2015 at 6pm**

**PRESENT:** Ken Birkby **(KB),** Ken Brown **(KMB),** Jim Hayward **(JH),** Lorraine Stevens **(LS),** Venetia Davies **(Clerk).**

**Parishioners:** There were 5 Parishioners present.

**NB: Action points highlighted**

**Parishioners Question Time**
There were no questions.

1. **Apologies for Absence**
Cllr Judy Brandis

2. **Declarations of Interest**
JH declared an interest in planning application **15/01754/APP - Sunbeam Cottage** (adjacent to JH property). KB took the opportunity to reiterate meaning of Declarations of Interest as outlined in approved Minutes (13th May 2015) that unless a Councillor has a prejudicial interest in a planning application, he or she can still participate and vote on the matter.

3. **Planning:**
   - **15/01583/APP - Land to Rear of Spicketts, Frog Lane, Cuddington, HP18 0AX**
   Minor Amended Plans. Removal of existing garage and outbuilding. Erection of one single storey dwelling with basement and a new access.
   The Parish Council had previously commented as follows:

   *The proposed dwelling is an overdevelopment of the site. There is insufficient amenity space around the proposed property and its proximity to Spicketts detracts from the aesthetics of the listed building.*

   The Council had been asked by the Planning Officer to comment on proposed minor amended plans by the Agent to 'mitigate concerns raised', including:

   1. *Reduce the width of the opening onto Spicketts Lane from 7.5 to 6m, representing an increase over the existing opening of 3m, which still provides safe vehicular and pedestrian access.*
   The Parish Council commented that it had no objection to the original width.
   2. *To replace the rear glazed gable-end to the west with a hipped roof to further reduce any perceived impact on the neighbouring gardens to the south and west.*
   It was agreed that a hip roof might have less impact to neighbouring gardens to the south and west but it did not form part of the original Parish Council objection.
   3. *Remove the retained path area to the rear, retaining an area for bins, increasing the usable amenity space from 80m² to 100m.*
   Despite removing the pathed area, the Parish Council does not believe this will increase the usable amenity space. The site will still be too small to sustain the two properties.

**ACTION: Clerk** to return above comments to Diana Locking, Planning Officer.

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The Parish Council also asked if there is a minimum distance between a new residential dwelling and an existing listed building. **ACTION: Clerk** to enquire with Planning Officer.

- **15/01754/APP - Sunbeam Cottage, Frog Lane, Cuddington, Buckinghamshire, HP18 0AX**
  Detached garage
  **ACTION: Clerk** to return **NO OBJECTIONS** to AVDC.

**4. Date and Time of Next Meeting:**

**MONDAY 13th July 2015 at 7.30pm in Cuddington and Dinton School – Infant Site**