

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

All Members are summoned to attend the first Planning Meeting to be held on Thursday 17 May 2018 commencing at **6.30pm** in the Council Chamber, Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

The meeting is open to members of the public and press

1. **Apologies for Absence**
2. **Declarations of members' interests in items on the agenda**
3. **Terms of Reference for the Committee**
Members are asked to REVIEW and further CONSIDER the draft Terms of Reference at **APPENDIX A**
4. **Evaluation Criteria for planning comments**
Members are asked to REVIEW and further CONSIDER the draft criteria at **APPENDIX B**
5. **Applications for consideration**

WDC Reference	Received	Comment by	Property Address	Proposal	Comment
18/06029/FUL	1 May 2018	22 May 2018	20 Berkeley Road Loudwater Bucks HP10 9TS	Householder application for erection of single storey front extension and widened vehicular crossover	
18/06156	4 May 2018	25 May 2018	8 Sedgmoor Close Flackwell Heath Bucks HP10 9BH	Reduce to previous pruning points to 3 Hornbeams (T1) resulting in overall reduction of 1.5m across to whole crown, reduce to previous pruning points an Oak Tree (T2) resulting in overall reduction of 1.5m across to whole crown, reduce to previous pruning points a Sycamore Tree (T3) resulting in overall reduction of 1.5m across to whole crown & reduce a Hornbeam Tree (T4) at boundary by 1.5m	
18/06041	8 May 2018	29 May 2018	Eastwood Channer Drive Tylers Green Bucks HP10 8HJ	Demolition of existing dwelling and erection of 1 x 6 bed dwelling with attached garage (Alternative scheme to PP 15/05807/FUL)	
18/06075	9 May 2018	30 May 2018	Uplands, Swains Lane Flackwell Heath Bucks HP10 9BU	Erection of one detached two storey 4-bed dwelling with bin stores & detached single garage to front, associated landscaping & car parking. Insertion of a velux window to rear roof slope of existing bungalow	

18/06046	10 May 2018	31 May 2018	17 Rugwood Road Flackwell Heath Bucks HP10 9HA	Householder application for erection of single storey side/rear extension	
18/06162	11 May 2018	1 June 2018	32 New Road Tylers Green Bucks HP10 8DL	Replacement detached 3 bed dwelling with integral garage	



Wendy Thompson
Clerk of the Council
11 May 2018

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PLANNING COMMITTEE TERMS OF REFERENCE - Draft

The Planning Committee shall exercise the function of consideration of all planning applications submitted to the parish council by the Local Planning Authority. The committee will make representations to the Local Planning Authority on applications for planning permission for which have been notified in accordance with the Local Government Act 1972 and Town and Country Planning Act 1990, Schedule 1, paragraph 8.

Membership and Meetings

- To be drawn from members of the Council as required, but shall consist of at least 6 members (two members from each ward).
- Minutes of all meetings will be recorded by the Clerk or in his/her absence the Deputy Clerk.
- All planning applications, the responses and eventual results shall be noted in the minutes of the meeting.
- Chairmanship of the meeting – rotation of ward planning representatives.
- Quorum will be as set out in Standing Orders.

Frequency of meetings

- The Planning Committee will take place before an existing committee meeting on the calendar of meetings or as necessary to meet the deadlines set by the Planning Authority.
- Meetings to be public and placed on the calendar of meetings.

The Planning Committee has delegated authority to:

- a) Make representations to the appropriate planning authority on applications for planning permission.
- b) Make representations to the appropriate authority on applications for tree orders.
- c) Make representations in respect of appeals against the refusal of planning applications.
- d) Identify and make representations to the relevant authority in respect of enforcement action or any other matters considered to be breaches of planning regulations.
- e) Consider and make representations to the appropriate authorities on any planning related matter or document that may affect the parish from a planning perspective.
- f) Powers are delegated to the Clerk, in consultation with the ward planning representatives, to decide which applications are minor and to agree comments.

Minutes of each meeting to be formally approved at the following Full Council meeting.

PLANNING

Draft EVALUAION CRITERIA - for discussion:

CWPC will restrict its comments to those aspects of applications that have a detrimental effect on the immediate vicinity of the proposed development and the wider community.

The following is not intended to be an exhaustive list of evaluation criteria because each application needs to be viewed independently in light of local context and circumstances however this list will provide a shared template for use by all three CWPC Wards:

- Impact - Impact on Green Belt & AONB.
- Street Scene - Congruence with the surrounding street scene, including scale/size of proposed development vs. surrounding properties.
- Encroachment – Encroachment on previously open amenity space – recognising that in most cases the land relating the application belongs to the owner / developer and may already have outline permission.
- Over-looking - Proximity to, and over-looking of adjacent properties.