

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning Meeting to be held on Thursday 11 October 2018 commencing at **6.45pm** in the Council Chamber, Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

The meeting is open to members of the public and press

The meeting was chaired by Cllr Leonard

Apologies for Absence

Apologies were received from Cllr Darch and Cllr Johncock

Declarations of members' interests in items on the agenda

There were none.

Applications for consideration

Members were asked to consider the following applications and make comment.

WDC Reference	Property Address	Proposal	Comment
18/07262	4 Taplin Way Tylers Green Bucks HP10 8DW	Householder application for construction of single storey rear extension and extension of dropped kerb to front parking area	No comment
18/07484	Land opposite 14 Old Kiln Road Flackwell Heath Bucks HP10 9MR	Raise low branches up to 5m x 1 x copper beech (T2), removal of epicormic growth and branches up to 6m to 1 x lime (T3) and fell 1 x laurel tree (T4)	We have a number of concerns regarding these tree works for the following reasons. When the application for this property 17/07242/FUL was presented it contained the applicants Arboricultural and Planning Integration Report (4 December 2017). Within this report Point 6.4 stated categorically that the implementation of the proposal does not lead to the requirement to prune any of the retained trees, or shrubs. Also the same report Section 8 confirmed all of the required pruning/removal works necessary for the development and we note it did not contain the current proposals. So we wonder why this savage pruning of these two trees plus the removal of the Laurel is now necessary and begs the question - was this Arboricultural Report factually incorrect? In the Officer Report Point 5.12 it states the Arboricultural Officer does however remain concerned that the scheme will result in future pressures to the trees in the form of unsympathetic pruning, removal and leaf litter, obviously with good reason. In the same report Point 5.11, It has therefore been demonstrated that the dwelling can be constructed on site without harming the category B trees. Clearly it cannot. The trees on this site make a very valuable contribution to the appearance and character of this area which has been recognised by the Planning Inspectorate as well as by villagers. At the time application 17/07242/FUL was proposed we objected to the application, one of our reasons being we felt that the Copper Beech and Lime both with TPOs and subjects of

			this application would come under pressure by future occupiers of the site for unsympathetic pruning or indeed removal. Here we are without the foundations of the proposed property even being dug and there is already pressure for totally unsympathetic pruning of the Copper Beech and Lime and also the removal of a Laurel with no mitigation, therefore we strongly object to these works and urge the refusal of this application.
18/07323	42 Oakwood Flackwell Heath Bucks HP10 9DP	Erection of attached two storey 3 bed dwelling with associated parking & bin stores, creation of parking for two cars & dropped kerb to front of existing dwelling	This is a corner property at present enjoying the amenity of a garage to the rear with access from Oakwood and the majority of its amenity space to the front and side of the property, the rear amenity space being small. The proposed development to attach a 3 bed roomed dwelling to the side of the existing dwelling would present some problems. Although the existing property in the proposal is shown to have 2 parking spaces and bin storage to the front there would be no room for manoeuvring space for vehicles to ingress and egress in forward gear. When visited during the day the opposite side of the carriageway was continuously parked nose to tail as the properties opposite do not appear to enjoy the amenity of proper/adequate parking provision hence the remainder of the carriageway is narrow so adequate manoeuvring space is essential. We also note the proposal retains the existing garage as one of the designated parking spaces for the new dwelling; however given the date these properties were built it is doubtful it would meet the current adopted standards for garages. As the other designated parking space for the new dwelling is shown in tandem with the garage it is clear there is insufficient room for manoeuvring space which again is needed given the nose to tail parking opposite. Looking at the proposed amenity spaces, it is proposed the existing dwelling is served by its current very small rear garden and the new dwelling by two small almost quadrant shaped areas. We feel given these aspects of the proposal that the development would look cramped and hence is an overdevelopment of the site.
18/07391	76 Straight Bit Flackwell Heath Bucks HP10 9NA	Householder application for insertion of rear dormer in connection with loft conversion	Although the proposed dormer would not affect the street scene we would comment as follows, assuming the en-suite would be obscure glass and the bedroom window clear glass. We note this property already has permission for 4 roof lights in connection with a loft conversion 18/06194/FUL. The angle and height of such roof lights ensure there is no unacceptable overlooking between properties however with replacement by a dormer window this may not be the case. We notice there are some angles between the properties and hence their rear amenity spaces in this area. As the bedroom window would be at an angle with properties in Greenlands there is a possible overlooking issue. We are sure the Officer will look at this aspect of the proposal and if satisfied any overlooking is of an acceptable level in the urban environment then we would have no objection to this application.

18/07387	10 Wheeler Ave Tylers Green Bucks HP10 8EN	Householder application for construction of new front porch	No comment
18/07356	23 Northern Woods Flackwell Heath Bucks HP10 9JL	Householder application for construction of part two storey and part single storey rear extension	We have some concerns regarding this application. The proposed development will be seen from the gap between no 23 and the adjacent dwelling in Georges Drive due to the latter being set back from the front elevation of nos 23/25. The proposed extension will appear as a continuation of the flank wall of no 23 and the hipped roof will make it less visually intrusive to the eye. Due to the positioning of the extension it appears there will be no overlooking issues however we have noticed the adjacent property in Georges Drive has a window facing the flank wall where, should the wall extend far enough to the rear, a loss of light may occur however we are not in a position to be able to judge whether it would be significant. The present dwelling is 4 bedroomed and the addition of another room to the first floor will make it 5 bedroomed as in our opinion any habitable room on the first floor could and will be used as a bedroom no matter what its designation is. We note there is no parking proposal as to how the adopted parking standards and maneuvering space will be achieved contained within the documentation. We would wish to see this as we feel this is important for what would be a very substantial dwelling should this proposal be given permission.
18/07445	2 Hillside Road Tylers Green Bucks HP10 8JJ	Householder application for construction of single storey rear extension to replace existing conservatory and utility room extension under existing roof.	No comment
18/07446	4 Heath End Rd Flackwell Heath Bucks HP10 9DT	Change of use to private hire call booking office (retrospective)	This is a retrospective application where there appears to be no apparent problem with this change of use therefore we have no objection.
18/07447	4 Heath End Rd Flackwell Heath Bucks HP10 9DT	Display of 1 x internally illuminated fascia (retrospective)	Should the Officer be satisfied this internally laminated sign conforms to requirements we have no objection to it.
18/05414	Land to rear 22-26 and 16 Chapel Rd Flackwell Heath Bucks HP10 9AB	Outline application (all matters reserved except for access) for the redevelopment of site comprising erection of 950m ² of B1 office space and the erection of up to 22 affordable housing units and associated works including demolition/clearance of existing commercial uses on site.	These comments only appertain to the amendment of a proposed new entrance to the site as we wish all the comments we have already made regarding this application to stand. We note the current proposal is to demolish no 22 Chapel Lane, one part of a semi-detached property, to gain entry to the site. We have a number of concerns regarding this proposal. With the present use the number of vehicle movements into and out of the site is minimal and also sporadic, hence the fact that Chapel Road is littered with parked vehicles particularly during the AM peak times, that there are

			people crossing with children and there are vehicles queuing waiting to traverse along the line of parked vehicles recognised locally as a real problem and a highway safety issue the odd extra vehicle has little contribution to the problems. This proposal however, would create a slightly staggered crossroads with Chapel Road and Carrington Avenue and with a mixed development of the type being proposed particularly during the AM peak time the residential traffic on the site would be trying to egress the site and the office traffic trying to ingress the site with an unacceptable intensification of use of Chapel Road in the main as the majority of the traffic would be travelling towards or from Straight Bit, the main road. This would increase the problems that already exist and would exacerbate the existing highway safety issues. At present no 24, is only affected by traffic traversing along Chapel Road, however should this proposal be allowed it would have traffic passing its side elevation 24/7. Consequently, it would be affected by fumes and noise 24/7 and lights during the hours of darkness, which during the winter can be for a very substantial part of the day. This we feel would severely affect the amenity of this property and should be avoided. Hence this proposal is unacceptable and therefore we still object strongly to this outline application.
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The meeting closed at 7.17pm