

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning Meeting to be held on Thursday 14 June 2018 commencing at **6.45pm** in the Council Chamber, Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

Present: Cllr H Darch Cllr P Miller
Cllr C Leonard Cllr L Willis
Cllr C Dodds Cllr K Wood

1. Apologies for Absence

Apologies for absence were received from Cllr Johnson, Cllr Forbes, Cllr Johncock, Cllr Wilkes, Cllr Digby, Cllr Gurney, Cllr Jordan, Cllr White and Cllr Herschel

2. Declarations of members' interests in items on the agenda

There were none

3. Applications for consideration

Members were asked to consider and make comment on the following applications;

WDC Reference	Property Address	Proposal	Comment
18/06206	Little Romney 9A New Road Tylers Green Bucks HP10 8DJ	Householder application for construction of single storey rear extension including lantern roof lights and part garage conversion including door to side elevation	No comment
18/06221	9 London Rd Loudwater Bucks HP10 9RA	Householder application for construction of first floor rear extension	No comment
18/06238	28 Chapman Lane Flackwell Heath Bucks HP10 9BD	Removal of condition 4 (access) attached to PP 16/06572/FUL (Householder application for construction of detached outbuilding to use as home office, construction of canopy roof to rear and side of main dwelling and creation of new access, sliding gate and parking) to allow retention of existing access	This application to remove Condition 4 (Access) attached to pp16/06572/FUL does not contain sufficient detail to assess it properly and it is unclear as to what the reasoning is for retaining the existing access when the accesses, existing and proposed would be so close together. Looking at the vehicle manoeuvring diagram submitted on Drawing No 227 ½ the ingress to and egress from the proposed access would be at what appears to be a difficult angle hence we would object unless the Highways Authority believe it is a suitable proposal.
18/06170	43 Swains La Flackwell Heath Bucks HP10 9BU	Variation of Condition 2 (plan numbers) attached to PP 17/05332/FUL (Demolition of attached workshop and construction of 1 x detached 3 bed chalet bungalow on land to the rear of No. 43 Swains Lane) to allow the addition of two velux windows to the rear roof slope of the master bed	The two proposed Velux windows to the rear roof slope of the master bedroom would not cause an overlooking issue given the location of the master bedroom. Given that they are proposed to be over the bed they could be situated at least 1.7 m from the floor which would prevent overlooking, also they would give a more symmetrical look to the roof slope hence we would have no objection if the Case Officer is satisfied with the proposal

18/06183	43 The Pines Tylers Green Bucks HP10 8BZ	Householder application for erection of 1.8 m brick wall following removal of existing fence	No comment
18/06261	201 Blind Lane Flackwell Heath Bucks HP10 9LD	Householder application for construction of part two storey, part single storey side/rear extension.	Whilst we have no objection to a subservient side extension if the Case Officer is satisfied it meets all planning requirements we do have reservations regarding a Juliet Balcony on the first floor rear elevation, in this case to the master bedroom. We note from the Location Plan and direct observation that the properties in this location back onto the rear of properties in Bracken Way. It is however difficult to judge any overlooking of these properties or the adjacent properties without site access. We would therefore draw attention to the fact that from a Juliet Balcony there is more potential for unacceptable overlooking and would ask the Case Officer to check this aspect in particular as we are unable to do so
18/06418	Loudwater Baptist Church 20 Station Rd Loudwater Bucks HP10 9TZ	Application for replacement of corrugated iron cladding to sides & rear with facing brickwork	We have no objection to the improvements being made to the building by the owners, however CWPC would ask that the building is not allowed to operate as a children's nursery as there is no safe drop off/pick up for parents and children due to the narrowing of a very busy road with yellow lines to prevent parking. This was the reason for the previous planning application being turned down.
18/06381	41 The Chase Tylers Green Bucks HP10 8BB	Notification of proposed single storey rear extension; Depth extending from the original rear wall of 3.5 metres, a maximum height of 3.4 metres and an eaves height of 2.4 metres	No comment
18/06434	Tycoed Sandpits Lane Tylers Green Bucks HP10 8HD	Householder application for demolition of existing conservatory, garage and utility room and construction of two storey side extension	No comment
18/06300	2 Hawthorn Pl Tylers Green Bucks HP10 8EH	Householder application for demolition of existing conservatory, construction of a single storey side extension, replacement of windows on front elevation including the replacement of garage door with window, replacement of roof covering with slate and rendering of all elevations	No comment
18/06162	32 New Road Tylers Green Bucks HP10 8DL	Replacement 3 bed detached dwelling with integral garage AMENDED PLANS	Whilst there appears to have been an adjustment to the access to New Road, we do not consider this sufficient reason to change our previous objection dated 1 June 2018

It was noted that an amended plan had been received with a short comment date, although this was not part of the agenda this was reviewed at the meeting by the members present.

18/06075/FUL – Uplands, 38 Swains Lane

The comment to be submitted as follows;

Thank you for the notice of the amended access. We feel 2 separate access drives from an enlarged entrance to be a better solution than the previously proposed scheme on the site survey. The proposed parking and manoeuvring space for the new dwelling also appears to be less cramped.

We notice however the amended Site Plan shows a new hedge to be planted to the right of the entrance as you face it whereas the amended Street Elevations shows what appears to be a close boarded fence with double gates. We would appreciate clarification on this point. In principle as stated previously we have no objection to the development of this site if both the Case Officer and Highways Authority are satisfied with all planning and highway aspects.

It was agreed that, in future, if any short comment date applications were received after the agenda circulation date and could not be deferred to the next meeting the elected ward planning representative would submit a comment to the meeting for consideration.

The next meeting to be held on Tuesday 26 June 2018

Signed Dated