

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

A report of the Planning Meeting held on 18 April 2019
in the Council Chamber, Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

The meeting was chaired by: Haydn Darch

Those present: L Willis, C Jordan, L Johncock, B Kin, M Wilkes, P Miller, S Digby, H Darch, J Herschel, R Wilks, I Forbes & C Dodds

Apologies from: S Digby

Declarations of members' interests in items on the agenda

No declarations

Applications for consideration

Members were asked to consider the following applications, comments sent to Wycombe District Council.

WDC Reference	Property Address	Proposal	Comments
19/05727	Unit E2 Knaves Beech Industrial Estate Knives Beech Way Loudwater Buckinghamshire HP10 9QY	Variation of conditions 2 (plan numbers), 5 (trees), 7 (foundations) and 8 (arboricultural method statement) attached to pp 16/07411/FUL (Erection of side extension of warehouse (Use Class B8)) to allow variations to approval	No Comment
19/05728	Land Adjacent Beechwood House Bridge Bank Close Loudwater Buckinghamshire HP11 1JG	Erection of a 1 x 2 bed detached single storey dwelling served by access from Bridge Bank Close	Concerns of the impact on the adjacent residence. Also concerns about the proximity to the high pressure mains gas.
19/05772	Wycombe Heights Golf Centre Rayners Avenue Loudwater Buckinghamshire HP10 9SZ	Erection of tuition bays on existing driving range	No Comment
19/05770	23 Chilton Close Tylers Green Buckinghamshire HP10 8AQ	Householder application for construction of single storey front extension	No comment but would ask the case officer to check to see there is sufficient room for a car
19/05808	Ingledell The Common Flackwell Heath Buckinghamshire HP10 9PH	Householder application for construction of single story front, single storey infill and single storey rear extensions	The conversion to guest and shower room could be an additional bedroom. Please check to see there is enough parking provision for this additional bedroom. Objection to the light impact on No 2 as the new garden room is within their vision splay

19/05730	Meyrick Hammersley Lane Loudwater High Wycombe Buckinghamshire HP13 7BY	Householder application for construction of single storey front extensions with canopy, part two storey rear, part first floor side extension. Conversion of integral garage to create habitable accommodation and erection of car port to side	No Comment
19/05753	27 The Greenway Tylers Green Buckinghamshire HP10 8BX	Householder application for fenestration and door alterations to rear elevation (retrospective)	No Comment
19/05878	11 Station Road Loudwater Buckinghamshire HP10 9TX	Change of use from A2 (Professional/Financial Services) to a mixed use (Studio/Workshop with 1 x 2 bed residential unit)	No Comment
19/05886	Land Adjoining 4 Home Meadow Drive Flackwell Heath Buckinghamshire HP10 9JY	Erection of 1.5 storey 4-bed chalet bungalow with integral double garage & access from the existing drive to 4 Home Meadow Drive	No Comment
19/05844	Ashwell Manor Gardens Tylers Green Buckinghamshire HP10 8EW	Fell 1 x Lime tree (T1) as there is small Ganoderma bracket fungus to the base of the tree	Any works to be carried out only with the full approval of the WDCs tree consultant but with the a condition put on for a replacement within a suitable timescale.

Ashwells Field Outline Application 18/05002

The parish council would like to raise the following points of concern:

Cock Lane Widening - Objection

Objection to Cock Lane being widened beyond the new entrance to the Ashwells development.

The access has been moved 50 metres south past the pumping station and this would affect Tyler Green's 'sense of place' as the gap between the two developments (Ashwells & Gomm Valley) would be reduced.

Site Access and Egress - Objection

Objection to Ashwells being used during the groundworks and site infrastructure phase as the main access and egress; the road should only to be used for emergencies. The parish council would like to insist that the new lower access on Cock Lane is opened as soon as possible after commencement of works and used for all construction traffic thereafter thus minimising the disruption to residents.

Car Parking – construction phase

The parish council advise that King's Wood car park and Cock Lane cemetery car park must not be used during construction or by future residents as overflow parking.

Planning Statement 2.2

Footpath

The parish council likes to encourage walking and would advise that the footpath from the Horse and Jockey on Church Road to Carter Walk and from Carter Walk to the site (CWY/14/1) is muddy and overgrown and in order to encourage residents to walk to and from the site this footpath needs a better surface and constant attention.

Affordable Housing

WDC plans for 177 'affordable housing' units to be made available from a combination of the Bellfield Road and Ashwells sites. The parish council requests greater clarity about the number of such units on the Ashwells site and would expect at least 20% of the total number of units on the Ashwells site to be classified as affordable.

Green Spaces on the site

When the management of the green spaces on the development is considered in detail the parish council requests that a representative from the parish council be invited to join any governance board created for this purpose.

The parish council would like to be reassured that the copse to the north of the site will be protected and remain its current size. The plans seem to indicate that the copse will need to be reduced to accommodate houses and this is unacceptable.

Planning Statement 4.13

Car Parking – On Site

The parish council is concerned at the low number of car parking spaces available for visitors on the site – the number suggested would appear to be insufficient.

Refuse Collection

It isn't clear if refuse lorries will be able to navigate 'secondary roads' on the site assuming they are not to be 'adopted'. This would leave residents needing to move their bins considerable distances.