

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning Meeting to be held on 4 December 2018 commencing at **7.00pm** in the Council Chamber, Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

The meeting was chaired by Cllr Leonard

Declarations of members' interests in items on the agenda

Haydn Darch declared an interest in Beech Cottage as he knows the residents personally.

Applications for consideration

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

WDC Reference	Property Address	Proposal	Comments
18/07968	61 Coppice Farm Road Tylers Green Buckinghamshire HP10 8AN	Householder application for construction of single storey rear extension	No Comment
18/07725	Beech Cottage Hammersley Lane Tylers Green Buckinghamshire HP10 8HB	Conversion of detached residential garage to create 2/3 bed dwelling house including access and associated works	It does not appear that manoeuvring space is sufficient to allow vehicles to egress in forward gear; having to potentially reverse onto Hammersley Lane which is particularly narrow at this point. Also we feel that the pedestrian access leading straight onto the highway is dangerous – there is no footpath along this stretch of the Lane. We would also ask that a condition be placed on this application for all construction traffic and deliveries to be confined to the site. Hence we have reservations regarding this application and would particularly ask the Case Officer and Highway Authority to check on this aspect of the application.
18/07824	32 Fennels Way Flackwell Heath Buckinghamshire HP10 9BY	Demolition of existing dwelling and erection of a detached 4-bed dwelling with attached garage	This proposal is an improvement upon the previous proposal 17/07081/FUL being only for a single dwelling albeit 4 bedroom compared to the existing dwelling's 3 bedrooms and therefore with a propensity for more vehicles to be parked on site. There is sufficient room however on the site for the manoeuvring and parking of vehicles to meet the adopted standards. At present Fennels Way does not have full drainage from the road and large areas of surface water form on the road from any rainfall therefore it is essential that the Suds is sufficient to ensure this development does not contribute further to this problem.

			Whilst we realise there will always be some overlooking in an urban area, as the proposed dwelling would be two storey as opposed to the single storey of the existing dwelling it is essential there is no un-neighbourly overlooking of the neighbouring properties particularly given the proposed provision of a Juliet balcony to the master bedroom. Also due to the property being unoccupied for some time the presence of birds and other wildlife has increased on the site and it is felt this should not be negated by this proposal. This site is situated in the narrowest section of Fennels Way where any parking on the carriageway makes it difficult for vehicles to pass. It is therefore essential that construction traffic parks on site and not on the carriageway otherwise it will block the road to particularly larger vehicles. Also given the nature of Fennels Way and the junction with Swains Lane we feel deliveries to the site should not take place during peak hours as again this would cause real problems with the traffic flow on both Fennels Way and Swains Lane.
18/07938	3 The Dell Tylers Green Buckinghamshire HP10 8ED	Householder application for a single storey rear extension and increase width or extend the existing driveway	No Comment
18/07953	1 Links Road Flackwell Heath Buckinghamshire HP10 9LY	Householder application for construction of part two storey, part single storey side/rear extension, 1 x front, 1 x rear dormer window and 3 x roof lights in connection with loft conversion (alternative scheme to pp 18/05875/FUL)	The main differences between this application and that already having permission 18/05875/FUL appears to be the introduction of the front dormer window and the Juliet Balcony to the rear on the first floor. As the front dormer window appears to be of a proportionate size in the front elevation it should not have an overbearing effect and hence we would not object to it if the Officer is satisfied it meets current planning requirements. With regards to the rear fenestration although we realise there is always a degree of overlooking in an urban context we would ask that the Officer particularly checks this with the addition of the Juliet Balcony which would give a greater visibility of the private space of the neighbouring property.
18/07955	Ingledell The Common	Householder application for part single storey front and part first	Looking at the existing dwelling at present the roof structure detracts from the

	Flackwell Heath Buckinghamshire HP10 9PH	floor side extension	appearance of the front elevation hence the proposed simplification of the roof structure would improve the appearance of the front elevation. Hence we would not object to this proposal should the Officer be satisfied it meets current planning standards. Looking at the application it appears the property will go from 3 bedrooms to 4 bedrooms which would require the provision of 3 parking spaces. Looking at cars parked at present it appears that only 2 vehicles can be parked so unless there is further provision which we cannot see from the road we would object as any overspill parking in this location is not only undesirable but also dangerous.
18/08058	17 Hammersley Lane Loudwater High Wycombe Buckinghamshire HP13 7BN	Householder application for construction of orangery with glass roof lantern to rear elevation	No Comment

The meeting finished at 7.31pm

Date of next meeting 18 December 2018

Signed 

Dated 18 December 2018