

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

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

Present: Cllr C Leonard
Cllr J Herschel
Cllr L Johncock
Cllr M Wilkes
Cllr B Kin
Cllr L Willis
Cllr I Forbes
Cllr J Johnson
Cllr P Miller

Also present: Mrs H Wildsmith (Deputy Clerk)

The meeting was chaired by Cllr Leonard

Apologies for Absence

Apologies for absence were received and approved from: Cllr K Wood (other work commitments), Cllr C Dodds (illness) and Cllr H Darch (holiday). Cllr Forbes sent her apologies for late arrival.

Declarations of members' interests in items on the agenda

There were none.

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
18/07719	13 Chapman Lane Flackwell Heath Buckinghamshire HP10 9AZ	Householder application for erection of car port extension to front of garage	From the documentation the proposed carport would appear subservient to the front elevation of the main dwelling. Being finished to match the canopy over the front door and window this would enable it to appear less intrusive in the street scene. Hence we would not object to this proposal if the Officer is satisfied it meets planning regulations.
18/07558	4 Sedgmoor Gardens Flackwell Heath Buckinghamshire HP10 9AR	Householder application for construction of front porch	A number of the neighbouring properties have similar porches hence this proposal would not be out of character for the area. We would not object therefore to the proposal if it satisfies current planning regulations.
18/07609	13 Taplin Way Tylers Green Buckinghamshire HP10 8DW	Householder application for alterations to doors and windows to front & rear elevation in connection with conversion of garage to create additional living accommodation (retrospective)	No Comment
18/07540	2 Sedgmoor Close Flackwell Heath Buckinghamshire HP10 9BH	Householder application for construction of hip to gable end roof extension, insertion of 3 x roof lights to front roofslope, 2 x roof	This is a close of large detached houses with a mixture of hipped and gabled roofs, indeed the adjacent dwelling has a gabled roof therefore the change of roof design would not look out of place in the street scene. Given the rear Velux windows there would not

		lights to rear roofslope and raising height of existing chimney in connection with loft conversion	be an issue of unacceptable overlooking of the neighbouring properties. Despite the property becoming six bedroomed it already enjoys sufficient parking in that it has a 2 bay garage and 2 further parking spaces so would meet the current parking standards. Hence we would not object to the proposal if the Officer is satisfied it meets all necessary planning standards and the Velux windows, particularly those facing the street, are only of a size to give sufficient light to the rooms and therefore do not look overbearing.
18/07497	67 Fennels Way Flackwell Heath Buckinghamshire HP10 9BX	Single storey extension to the rear following demolition of existing structure	Normally a rear extension as proposed would not be seen from the street however this property is situated on a corner plot therefore the proposed extension would be seen from Bernards Way. The high boundary treatment of established hedging makes this impossible and also prevents us judging its effect on Bernards Way. Looking at the documentation we would have no objection if the Officer is satisfied the proposal meets current planning standards and would not be detrimental to the street scene in Bernards Way should the high hedge be removed in the future.
18/07532	31 Chapel Road Flackwell Heath Buckinghamshire HP10 9AB	Householder application for dropping of front kerb to create second access to existing driveway	At present this property enjoys a curved driveway to the front which has 2 entrances however only the RHS one has a dropped kerb. We would have no objection to the installation of a dropped kerb on the LHS side as it would enable vehicles to ingress and egress in forward gear should the Highway Authority be satisfied this would not compromise highway safety.
18/07619	42 Fennels Farm Road Flackwell Heath Buckinghamshire HP10 9BS	Householder application for construction of single storey side/rear extension following demolition of existing garage	In the main this is a rear extension which would not affect the neighbours or the street scene. The proposed attached garage is set well back in the plot and would be subservient to the main dwelling hence would be acceptable in the street scene. We have no objection therefore if the Officer is satisfied the proposal meets current planning standards.
18/07614	Blue Ridge Kingswood Avenue Tylers Green Buckinghamshire	Householder application for construction of part two storey, part single storey front, side, rear extension and two storey side extension and alterations to external appearance of house. Erection of single storey detached outbuilding to rear, two bay carport with storage room to rear, alterations to driveway and associated alterations following demolition of existing outbuilding and garage.	Proposed Car Port appears to be too close to the existing 50 year old oak tree. Advice from WDC aboriculturalist needed first
18/07422	Land Rear of 33 & 35 St Johns	Erection of 1 x 2 bed detached bungalow with	Object Development will be on site of existing car parking

	Road Tylers Green Buckinghamshire HP10 8HW	associated parking	which will be displaced onto the crowded highway. The proposals are too close to the existing properties at the rear of the site causing an overdevelopment of that area.
18/07548	52 St Johns Road Tylers Green Buckinghamshire HP10 8HU	Householder application for erection of single storey side extension & raising of roof to create first floor accommodation to bungalow	Object Loss of privacy from overlooking windows.
18/07803	The Corner House Church Road Tylers Green Buckinghamshire HP10 8LN	Fell 1 x multi stemmed Ash (T1)	Any works to be carried out only with the full approval of the WDCs tree consultant
18/07820	20 Berkeley Road Loudwater Buckinghamshire HP10 9TS	Reduce by 2-3m to 1 x Sycamore (T1) and 1 x Ash Tree (T2) to reduce the risk of limb failure due to Ivy overwhelming the trees	No Comment

Signed *Katrina SA Wood*

Dated 18 December 2018