

CHEPPING WYCOMBE PARISH COUNCIL

Report of the Planning Meeting held on Tuesday 3 November at **10.00am via Microsoft Teams**

Under the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 (4 April 2020) allowing Local Authorities flexibility to hold meetings at a time, day and frequency to suit their own needs, without the requirement for further notice.

Cllr L Johncock acted as chairman of the meeting.

Attendees: R Kin, J White, A Barron, C Jordan, R Wilks, S Digby, M Wilkes, H Darch, J Herschel, D Johncock
1 member of the public from Flackwell Heath was also present

1. Apologies for Absence

C Dodds

2. Declarations of Interest and Code of Conduct

Cllr H Darch declared an interest in 20/07712 (Tylers Green First School) and abstained

3. Applications for consideration

Reference	Property Address	Proposal	Comment
20/07611	13 Bay Tree Close Loudwater Bucks HP11 1JN	Householder application for construction of 1.1m high wooden post and rail fence to boundary of front garden	No comment
20/07661	40 New Road Tylers Green Bucks HP10 8DL	Householder application for construction of summerhouse	No comment
20/07716	The Old Bell House Church Road Tylers Green Bucks HP10 8LQ	Fell x 1 Ash	Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
20/07712	T G First School School Road Tylers Green Bucks HP10 8EF	Fell to prevent damage and hazard to children x 3 Mountain Ash (780, 781 and 77)	Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
20/07213	Chiltern Yard Hammersley Lane High Wycombe Bucks HP10 8HF	Demolition of existing structures and erection of five two-storey detached residential dwellinghouses, landscaping and associated works	No comment
20/07708	Brackens St Johns Close Tylers Green Bucks HP10 8HX	Householder application for construction of single storey extension with accommodation in roofspace with additional external covered dining area and alterations to rear fenestration	No comment
20/07564	41 Swains Lane Flackwell Heath Bucks HP10 9BU	Ground floor rear infill extension with alterations, raising of roof & insertion of two front & two rear dormer windows & rooflights in connection with creation of one pair semi-detached 2-bed dwellings widening of	CWPC strongly objects to this latest application. The Highways Authority objected to the original application for this site (20/05812/FUL) on the grounds that "The proposed development would result in an intensification of use of the existing Fennels Way/Swains Lane junction at a point where visibility is substandard and would lead to danger and inconvenience to people using it and to highway users in general. The

		existing access to Swains lane & new access from Fennels Way with associated parking	development is therefore contrary to the National Planning Policy Framework, Policy DM33 (Managing Carbon Emissions: Transport and Energy Generation) of the Wycombe District Local Plan (adopted August 2019), Buckinghamshire Council Local Transport Plan 4 (adopted April 2016) and the Buckinghamshire Council Highways Development Management Guidance document (adopted July 2018)". As a result the application was amended and the currently approved application (same number) has the driveway off Swains Lane only. This latest application (20/07564/FUL) seeks to create a pair of semis with one having its driveway off Fennels Way clearly creating exactly the same issue as was highlighted on the original application by the Highways Authority. The application should therefore be refused on the same grounds as before: "The location of the access onto Fennels Way would result in an intensification of the Fennels Way/Swains Lane junction adversely impacting upon highway safety and convenience of use."
20/07526	6 Sedgmoor Close Flackwell Heath Bucks HP10 9BH	Crown reduction to previous pruning points by 1-1.5 metres and crown thin of 15% to allow light into the garden x 1 Hornbeam (T1) and x 1 Oak (T2)	Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
20/07775	32 Sedgmoor Road Flackwell Heath Bucks HP10 9AU	Householder application for construction of replacement fence and removal of hedge (retrospective)	CWPC objects to this retrospective application. When the original application for the development was approved, there was a condition to protect the hedge. The Inspector's decision on the appeal for 04/07565/FUL stated "The retention of the substantial hedge across the south-western corner of the site would preserve the familiar scene...which would thus be easily assimilated into the street scene". In addition, an application at 27 Chapel Road (not far from Sedgmoor Road) to erect a similar 1.8m fence was refused as it "would have a significantly harmful effect on the character and appearance of the locality". The damage in removing the hedge has been done and the ornamental shrubs that have been planted in front of the fence are inappropriate in this locality. CWPC would request that the height of the fence is reduced to 900mm and a Chiltern hedge is planted in front of it so that it is in keeping with the street scene and original plan.

The chairman thanked members for their attendance and closed the meeting at 10.22am.

