

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning Meeting held on 6 April 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 H Darch acted as chairman of the meeting.

Attendees: Cllr C Jordan, Cllr A Barron, Cllr R Kin, Cllr C Dodds, Cllr R Wilks, Cllr D Johncock, Cllr L Johncock, Cllr J Herschel

- 1. Apologies for Absence**
Cllr S Herron, Cllr M Wilkes
- 2. Declarations of Interest and Code of Conduct**
Cllrs D Johncock & L Johncock expressed an interest in 21/05791.
- 3. Applications for consideration**

WDC Ref	Property Address	Proposal	Comment
21/05755	34 Highlea Avenue Flackwell Heath Bucks HP10 9AH	Householder application for raising of roof, roof alterations and extensions, construction of attached garages, single storey front and side extensions, part single/part two storey rear extension, first floor side extension, partial garage conversion, fenestration, external and internal alterations following demolition of existing conservatory	CWPC strongly object to this application for a number of reasons. Its extreme bulk and orientation are out of character with the street scene generally which is made up of modest chalet bungalows and we have particular concerns about its visual impact on Chiltern Green opposite, a unique feature of this part of the village. The extension and garage on the south west side is being brought forward, filling a currently open space used for car parking and will consequently have a negative impact on the light and amenity of the adjacent property, no 35 Highlea Avenue, including a glazed front door to the property providing light into the hallway and rooms beyond and a window providing natural light into the toilet. The proposed extension will also have the effect of turning what is, at present, an open aspect walk to the front door into a dark tunnel. On these grounds alone we believe this very unsatisfactory application should be refused. The council has very strong reservations about the impact the proposed development is already having on the street scene and on Chiltern Green opposite. The council acknowledges that the grassed area between the tarmac footpath and the brick fence in the front garden area is part of the site. However this area has, since the first development of Highlea Avenue, been a 'protected area'. The front walls of the gardens of the houses on either side of No.34 are all set well back and the green strip is a major part of the visual appeal of Chiltern Green and also the surrounding area, provided in the first instance to 'secure a satisfactory external appearance in the context of

			the street scene'. It is disappointing that in the last few days this grassed area has been taken up and hardcore placed, so as to provide a car parking area. This provision of car parking outside the present garden footprint inevitably calls into question the plans for car parking submitted with the application. The plans show two garages and three car parking spaces in the front garden. With five spaces already on the site (two in the garages and three on the existing hard surfaces) where is the rationale for yet another two on the grassed 'protected area' in front of the existing low brick wall, rather than as planned within the paved and grassed area between the existing brick fence and house? Note that the width of the drive for two spaces in the front garden will, if the extensions are permitted, not be wide enough to allow entrance and egress. We should, at the very least, like to see what plans the applicant has to address this issue. Is the front wall to be taken down and the drive way widened? If the planning authority is, in spite of the council's very strong objections to this over development of the site, minded to allow the application then we ask that it is conditioned so that: 1. the grassed area is re-instated once building works have been completed and a bond put up to secure its provision and not used for off-street parking; and 2. the two garages are not to be used for habitable space, now or in the future.
21/05760	Corner Cottage 63 New Road Tylers Green Bucks HP10 8DN	Householder application for construction of car port to front	No comment
21/05772	76 Straight Bit Flackwell Heath Bucks HP10 9NA	Householder application for construction of single storey rear extension and fenestration alterations	No comment
21/05797	11 Chilton Close Tylers Green Bucks HP10 8AQ	Householder application for conversion of garage to habitable use	No comment
21/05791	4 Highlea Avenue Flackwell Heath Bucks HP10 9AD	Householder application for construction of two storey front and rear extensions, front porch canopy and alterations to roof at front	No comment
21/05782	1 Snakeley Close Loudwater Bucks HP10 9QP	Householder application for insertion of gates, creation of hardstanding and dropped kerb	No comment

21/05850	Eastwood Channer Drive Tylers Green Bucks HP10 8HJ	Prune overhanging branches for more light by 3 metres x 2 Beech Trees and height reduction by 8 metres due to disease x 1 Beech	CWPC note that this house is in a TPO area. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
21/05880	2 St Hildas Way Flackwell Heath Bucks HP10 9DE	Householder application for construction of front porch, two storey side/front extension, single storey rear extension and roof alterations (part retrospective)	No comment
21/05892	Penn School Church Road Penn Bucks HP10 8LZ	Remove soil piled around base of tree to prevent disease x 1 Ash (T2), fell as in poor condition x 1 Wild Cherry as dead (T3), fell x 1 European Lime (T5), x 1 Beech (T7), x 1 Turkey Oak (T8) and reduce height to approximately 25m, reduce lateral spread to west by approximately 3m x 1 English Oak (T9)	CWPC note that there are TPOs on some of the trees. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
21/05889	15 Green Crescent Flackwell Heath Bucks HP10 9JQ	Householder application for construction of single storey side and rear extension	No comment
21/05746	9A Buckingham Way Flackwell Heath Bucks HP10 9EH	Householder application for construction of rear roof dormer in connection with loft conversion	No comment
21/05909	179 Blind Lane Flackwell Heath Bucks HP10 9LE	Householder application for construction of front infill extension, front porch, single storey rear extension, pitched roof to existing garage, fenestration alterations, loft conversion including hip to gable roof extension, rear dormer extension, raising of roof ridge, crown roof, installation of 2 x dormers to front and insertion of 2 x rooflights	CWPC object to this application. It is an overdevelopment of the site and its size and bulk will have a negative effect on the neighbouring properties.

The chairman thanked members for their attendance and closed the meeting at 10.20am.