

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning Meeting held on 20 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 C Dodds acted as chairman of the meeting.

Attendees: Cllr C Jordan, Cllr M Wilkes, Cllr D Johncock, Cllr L Johncock, Cllr R Wilks, Cllr A Barron, Cllr R Kin, Cllr H Darch, Cllr S Digby

1. Apologies for Absence

Cllr S Herron, Cllr J Herschel

2. Declarations of Interest and Code of Conduct

Cllrs D Johncock & L Johncock expressed an interest in 21/05922 and declined to comment

Cllr A Barron expressed an interest in 20/05797

3. Applications for consideration

WDC Ref	Property Address	Proposal	Comment
21/05883	Treadaway Technical Centre Treadaway Hill Loudwater Bucks	Installation of 4 x lamp posts to illuminate the rear car park at night for safety and security	CWPC strongly objects to this application. The lighting scheme with 4m high lamp columns is wholly inappropriate for such a small area, it is not a road with pavements! We suggest low level lighting using 1m high bollards would be more suitable. Although the installation of light shades will reduce some of the light spill on the adjacent properties, the lights will still be too bright and have a negative impact on the area.
21/05922	34 Highfield Road Flackwell Heath Bucks HP10 9AN	Householder application for construction of two storey side extension	CWPC objects to this application as we are concerned that the parking area designated on the Block Plan is not large enough for 3 cars.
20/05797	Car Park Old Kiln Road Flackwell Heath Bucks	Redevelopment of the existing car park to include the construction of four semi-detached houses and five flats, landscaping and parking	CWPC strongly objects to this planning application. The lack of car parking in Flackwell Heath is a huge issue. The car park pertaining to 20/05797 has been, for over 45 years, extensively used by villagers accessing the retail units and by parents dropping off and collecting children from the local school. The closure of this car park in 2016 was not through lack of use by the public and has resulted in motorists parking inconsiderately, dangerously and illegally in the surrounding little roads. The loss, if planning permission is granted, will continue the decline of the retail outlets nearby (attributable to the closure of the car park) and the centre of the village will die. This planned development will undermine the vitality and viability of Flackwell Heath. In the Planning Statement the developer states that the original condition that required the parking to

			be maintained "is no longer relevant and is unenforceable". CWPC would like to challenge this statement; there is a desperate shortage of parking in the village, the condition should still stand and the car park should remain. Even if the current condition, that this site remains a car park, cannot be enforced in anyway, CWPC still strongly objects to the proposal. The application to put residential properties on this site under its present design is a gross overdevelopment of the site and has an unneighbourly impact on the residents of Old Kiln Rd. The roof height of the houses and block of flats will be much higher than the roof ridge of the existing houses thereby dwarfing them. The flats in particular give rise to overlooking of personal space with a distinct loss of the privacy and amenity they have enjoyed to date. The proposed flats have insufficient car parking spaces allocated within the development and therefore should be reduced in number to allow additional parking spaces. The development will be a carbuncle on the village, out of character with the locality. We note that in the revision to this application, the houses have been moved further away from each other so as to be 25m back to back, excluding any conservatories that have been added on. However, the block of flats has been moved closer to the existing houses, thereby not meeting the 25m local policy rule. The terraced houses surrounding the site have access from their back gardens onto a Right of Way footpath which runs through the car park. How will these residents be able to carry out maintenance in their back gardens that they've enjoyed for years? A number of trees are to be planted around the site. Who will have responsibility for the maintenance of these trees?
21/05984	6 Hammersley Lane High Wycombe Buckinghamshire HP13 7BN	Householder application for installation of dormer windows to 1 x front, 1 x side and 1 x rear in connection with loft conversion	No comment but we note that the Roofing Plan is not on the website.
21/06011	22 Northern Woods Flackwell Heath Bucks HP10 9JL	Householder application for construction of part two storey/part single storey rear extensions and fenestration alterations	No comment.

21/06019	21 The Greenway Tylers Green Bucks HP10 8BX	Householder application for construction of single storey front extension, single storey extension to rear detached garage, alterations to boundary fence and associated external alterations	CWPC objects to this application owing to the lack of parking spaces. The existing garage is being extended to what appears to be a garden room with bi-fold doors. With the lounge being converted to a master bedroom, this property should have space for 3 cars and we believe there will only be space for 1. CWPC would also like to comment on the inadequacy of the sanitary arrangements. We question the internal design from a practical point of view; does the property not need better facilities eg, a shower and hand basin on the ground floor?
21/06048	66 New Road Tylers Green Bucks HP10 8DL	Householder application for construction of two storey rear/side extensions and associated internal alterations	CWPC objects to this application based on the inadequate parking arrangements. We are concerned that there is insufficient space for the 3 car parking spaces that this 4-bedroom house should have. CWPC would also like to comment on the negative impact that the 2-storey building will have on the light for the bungalow next door. An extension needs to complement the character of the existing building and we question whether 'powder coated aluminium', as mentioned in the Design & Access Statement', is in character with this pretty house.

The chairman thanked members for their attendance and closed the meeting at 10.54am.