

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning Meeting held on 22 March 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.

The meeting is open to members of the public and press

CLlr H Darch acted as chairman of the meeting.

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

1. **Apologies for Absence**
Cllr A Barron, Cllr S Digby, Cllr S Herron
2. **Declarations of Interest and Code of Conduct**
none
3. **Applications for consideration**

WDC Reference	Property Address	Proposal	Comment
22/05352	52 Whitepit Lane Flackwell Heath Bucks HP10 9HT	Householder application for construction of two storey front/side extension, part single, part two storey rear extension, external alterations including construction of front boundary wall with gates, provision of additional parking and dropped kerb	CWPC have no objection to this application but we question the height of the new wall and gates.
22/05415	47 Fassetts Road Loudwater Bucks HP10 9UP	Householder application for construction of single storey front and part single, part two storey rear extension	CWPC objects to this planning application. It is an overdevelopment of the site. It will look unbalanced next to its attached semi in the street scene.
22/05407	Eastwood Channer Drive Tylers Green Bucks HP10 8HJ	Demolition of existing dwelling and erection of 1 x 5 bed two storey dwelling with material alterations to existing garage	No comment
22/05388	37 Ashley Drive Tylers Green Bucks HP10 8BQ	Householder application for erection of single storey rear extension with part conversion of garage to utility room	No comment
22/05242	46 Fennels Farm Rd Flackwell Heath Bucks HP10 9BS	Householder application for construction of single storey side/rear extension, extension to existing garage and insertion of roof lights	No comment
22/05312	235 Blind Lane Flackwell Heath Bucks HP10 9LD	Householder application for construction of hip-to-gable roof extension, insertion of 3 x rooflights to front and 1 x dormer window with Juliet balcony to facilitate conversion of existing loftspace to habitable accommodation. Construction of storm porch to front and single storey detached outbuilding for use as workspace/gym with bathroom and storage. Widening of existing driveway and dropped kerb	CWPC do not object to this application but we request confirmation that the parking meets the current guidance for the number of bedrooms.

22/05527	Car Park Old Kiln Road Flackwell Heath Bucks	Redevelopment of existing car park comprising construction of 2 x pairs of 3-bed semi-detached houses and apartment block comprising 4 x 2-bed flats, landscaping and parking	CWPC notes the positive efforts on the part of the applicants to reflect the comments of the appeal inspector but we nonetheless still strongly object to this application for three main reasons. Firstly, we now know that the car park was originally intended to be used as a public carpark generally and was not solely for the retail outlets in Aries House. The condition in the original planning permissions to provide the car park should therefore be robustly enforced by the planning authority. The fact is that the parking survey that was undertaken by the Council for the original application was totally inadequate and didn't reflect the general situation on parking in the village. There is a desperate shortage of parking particularly in the village centre and this planned development will undermine the vitality and viability of Flackwell Heath forever. Secondly, and as we mentioned in our comments on the original application, we are concerned with the proposal to plant trees on the footpath that provides access to the original houses that back onto the proposed development. The residents need to be able to access their back gardens from the footpath and we would question whether this land falls within the redline development area. These trees therefore need to be located on the land owned by the developers and planted in such a location that the roots don't undermine that footpath over the course of time. Thirdly, although the proposal for the flats now include a pitched roof to help make it fit in with the general design of houses in Old Kiln Road, we nonetheless still consider that the ridge height is still too high and that, as a result, the block of flats are out of keeping with the character of the immediate area. They should therefore be reduced to 2 storeys or at worse 2½ storeys.
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The chairman thanked members for their attendance and closed the meeting at 10.50.