

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning Meeting held on **28 February 2023** at **10.00am** via Microsoft Teams

Cllr H Darch acted as chairman of the meeting.

Attendees:

Cllr C Dodds, Cllr J Gurney, Cllr A Barron, Cllr C Jordan, Cllr K Wood, Cllr J Herschel and 10 members of the public

1. **Apologies for Absence**
Cllr R Wilks, Cllr D Johncock, Cllr L Johncock, Cllr S Digby, Cllr S Herron
2. **Declarations of Interest and Code of Conduct**
none
3. **Applications for consideration**

WDC Ref	Property Address	Proposal	Comment
23/05152	18 Whitepit Lane Flackwell Heath Bucks HP10 9HS	Householder application for construction of part single, part two storey rear extension following demolition of existing single storey extension	No comment
23/05133	The Derehams Inn Derehams Lane Loudwater Bucks HP10 9RH	Demolition of existing Public House, flat and outbuildings and replacement with 7 new build flats	See below
23/05160	5 Hedley Road Flackwell Heath Bucks HP10 9AY	Householder application for construction of front porch and single storey rear extension. Creation of first floor living accommodation internal and external alterations including replacement garden wall and enlargement of existing parking area following demolition of existing detached garage & store	No comment
23/05190	3 Woodlane Close Flackwell Heath Bucks HP10 9EP	Householder application for construction of single storey side/rear extension, loft conversion comprising front and rear dormer windows and front bay window	CWPC objects to this application. The dormer roof appears to sit higher than the ridge height of the original house. This would not be in keeping with the street scene and we believe it goes against the WDC design code. The proposal should, therefore, be amended accordingly.
23/05216	73 Straight Bit Flackwell Heath Bucks HP10 9NE	Householder application for construction of first floor rear extension and fenestration alterations including the insertion of 1 roof light & 3 Sun Tunnels (alternative scheme to pp 21/08202/FUL)	No comment
23/05233	Rosalie Kingsmead Road Loudwater Bucks HP11 1JL	Variation of condition 2 (plan numbers) attached to PP 18/06915/FUL (erection of 2 x 3 bed detached dwellings to the rear of Rosalie with associated parking and creation of 2 x parking spaces for Rosalie) to allow for alterations to the design of the approved houses	No comment
23/05247	12 Rugwood Road Flackwell Heath Bucks HP10 9EZ	Householder application for removal of existing conservatory and construction of single storey rear extension and incorporate three roof windows in the existing roof	No comment

23/05222	Adell Channer Drive Tylers Green Bucks HP10 8HJ	Demolition of existing chalet bungalow and erection of new dwelling with rooms within roof space, bin/cycle storage and engineering works in connection with parking provision (alternative scheme to pp 21/08478/FUL)	No comment
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The chairman thanked members for their attendance and closed the meeting at 11.05.

The Derehams Inn Planning Application Ref: 23/05133

CWPC strongly objects to this planning application for the following reasons:

(a) The development would be overbearing and not in keeping with the street scene.

The proposed 3rd floor, where previously there were only 2 occupied floors, would make the development overbearing. The proposed building is also too close to the cottage boundary.

Buildings are, as part of the planning process, meant to enhance and add to the desirability of an area. This development would not be in keeping with the street scene; an elevation drawing showing the relationship to the adjacent properties would demonstrate this.

(b) Loss of privacy.

The Juliet balcony on the 1st floor south side directly overlooks the cottages resulting in loss of privacy.

(c) The development causes a pinch point on the main road and a lack of sight lines for traffic.

The closeness of the front of the building to the street causes a pinch point on the main road. It is already a dangerous narrow blind bend with no footpath and any development there will narrow the sight line at the junction further. It will be hazardous for pedestrians and motorists. Whilst any development is underway there, if the scaffolding was to encroach onto the lane, it would make it impossible for large vehicles (fire engines, farm tractors and trailers, recycling lorries etc.) to actually gain access to the three roads above the pub.

(d) There is a lack of sufficient car parking places including visitor spaces.

(e) The amenity spaces are not fit for purpose.

Amenity spaces should have a reasonable degree of privacy and be designed with consideration for environmental factors that may affect their usability, such as sunlight and shade, noise or pollution. These amenity spaces have not been designed with this in mind...some will be in perpetual shade, the two beside the car park will have a lack of privacy and two are alongside the street.

(f) Surface water drainage is a problem.

Currently the pub has a gravel car park and during heavy rainfall, the garages at Ebenezer House flood. With the proposed hard landscaping, this can only make the situation worse.

If officers are minded to recommend approval of the application, then we ask that the application be brought to the Planning Committee for determination.