

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

19 September 2023

Report of the Planning Meeting held on **19 September 2023** at **10.00am** via Microsoft Teams

Cllr H Darch acted as chairman of the meeting.

Attendees:

Cllr A Barron, Cllr C Dodds, Cllr L Johncock, Cllr J Herschel, Cllr C Jordan

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

Ref	Property Address	Proposal	Comment
23/07051	13 The Meadows Flackwell Heath Bucks HP10 9LX	Householder application for construction of single storey side extension and construction of new roof to existing single storey extension	No comment
23/07068	7 Fennels Way Flackwell Heath Bucks HP10 9BX	Householder application for construction of single storey rear extension	No comment
23/07030	Site Of Former Stone Merchants Boundary Road Loudwater Bucks	Change of use of former vacant industrial site to a temporary flexible use of the Site as use class B2/B8/E(g) for a period of 6 years	CWPC object to the change of use of the site to use class B2/B8/E(g). Class B2 use (general industrial) is used for industrial processes and the applicant gives no information as to what processes might be carried out, how they would deal with any waste, what the working hours would be nor what the effect on traffic would be. The last application for this site was very specific, whereas there are so many unknowns with this application which could impact enormously on their neighbours and other local residents. Contrary to what the applicant has indicated on the application, there are clearly trees and hedges both on the site and on land adjacent to the site. We also believe that there are protected and priority species and important habitats on the site. If officers are minded to recommend approval of the application, then we request that the same condition that was on the previous application for this property, 16/07397/FUL, is enforced on this application, namely 1. No development shall take place until a scheme for the provision and management of a 10 metre wide buffer zone alongside the River Wey shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the

			approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting and formal landscaping and could form a vital part of green infrastructure provision. The scheme shall include: - plans showing the extent and layout of the buffer zone with dimensions clearly marked. The 10m buffer zone shall be measured from the top of the river bank, defined as the point at which the bank meets the level of the surrounding land – details of any proposed planting scheme (for example, native species) - details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term - details of any proposed fencing, lighting etc. If officers are minded to recommend approval of the application, then we ask that the application be brought to the Planning Committee for determination.
23/07140	75 Coppice Farm Rd Tylers Green Bucks HP10 8AH	Householder application for construction of single storey side and rear extension and internal alterations	No comment
23/07141	2 St Johns Avenue Tylers Green Bucks HP10 8HP	Householder application construction of single storey front hall extension	No comment
23/07162	2 The Sidings Loudwater Bucks HP11 1GE	Householder application for construction of single storey rear extension/garage conversion	No comment
23/07258	Holly Cottage St Johns Close Tylers Green Bucks HP10 8HX	Remove lower 2 branches which overhang garden as part of ongoing tree maintenance x 1 Oak (T11), remove epicormic growth up to 5 metres in height and reduce crown by 2.5 metres to increase light to property x 1 Beech (T12), reduce crown branches overhanging the road by 3 metres x 2 Oak (T22 & T26) and reduce crown branches overhanging the road by 3 metres and remove epicormic growth up to 5 metres in height to remove any danger to pedestrians and/or motor vehicles caused by branches overhanging and allow more light X 1 Oak (T27)	We note the TPO in place. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.

<u>23/07236</u>	Hawthorne Cottage Bank Road Tylers Green Bucks HP10 8LA	Reduce in height and width by 1-1.5m x 2 Apple (T1 & T2), reduce in height by approximately 2-3m and width 1-2m x 1 Silver Birch (T3) and reduce in height and width by 2m x 1 Prunus (T4)	We note the property is in a Conservation Area. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant. Commercial vehicles are not to park on the tracks or in the carpark on The Common without seeking permission from CWPC first.
<u>23/07239</u>	46 St Johns Road Tylers Green Bucks HP10 8HU	Prune back to the boundary by approx 2-3m to prevent any branch failure and stop the trees overhanging the property x 3 Oak (T1 - T3) and x 3 Beech (T4 & T5)	We note the TPO in place. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.

The chairman thanked members for their attendance and closed the meeting at 10.19.