

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

3 October 2023

Report of the Planning Meeting held on **3 October 2023** at **10.00am** via Microsoft Teams

Cllr C Dodds acted as chairman of the meeting.

Attendees:

Cllr A Barron, Cllr D Johncock, Cllr L Johncock, Cllr H Darch, Cllr S Digby

1. Apologies for Absence

Cllr R Wilks, Cllr C Jordan, Cllr S Herron

2. Declarations of Interest and Code of Conduct

none

3. Applications for consideration

Ref	Property Address	Proposal	Comment
23/07184	14 Churchill Close Flackwell Heath Bucks HP10 9LB	Householder application for proposed single storey rear extension and part garage conversion	No comment
22/06485	Gomm Valley, Ashwells Reserve Site & Pimms Grove Cock Lane High Wycombe Bucks	Hybrid planning application consisting of a phased delivery of: full planning application for construction of 79 dwellings (Class C3) including associated vehicular access, areas of open space, ecological enhancements, hard and soft landscaping, and associated infrastructure. Outline application for 4 custom-build units within Parcel 1 and up to 461 dwellings (Class C3), a 1FE primary school and early years provision, up to 1.4 hectares of employment land to provide flexible floorspace of Class E(g), B2 and B8 uses and up to 201m ² of community floorspace (Class F2) within Parcels 2-8 together with ecological enhancements, green open spaces, hard and soft landscaping and associated highways and drainage infrastructure (matters of landscaping and appearance reserved)	see below
23/07172	911 - 913 London Rd Loudwater Bucks HP10 9TB	Construction of two storey side extension, alterations to existing roof to provide hip to gables, 6 front dormer windows and 3 rear dormer windows to provide staff accommodation for Mr India and new bin area	CWPC object to this application. We are concerned that increased staff numbers will park on Whinneys Road behind the restaurant causing upset and inconvenience to the householders. Parking in the area is already problematic!
23/07190	5 Strathcona Close Flackwell Heath Bucks HP10 9NG	Householder application for proposed conversion of garage to habitable room and alterations to fenestration	CWPC object to this application as we are concerned with the parking. We request the Case Officer to please check this.
23/06816	Copse Hill House Kingswood Road Tylers Green Bucks HP10 8JE	Householder application for construction of single storey front Hall extension, rooflights to rear extension replaced and new oak car port	No comment

23/06297	36 Fennels Farm Rd Flackwell Heath Bucks HP10 9BS	Householder application for hip to gable roof extension, front and rear dormers, single storey side and rear extensions and fenestration changes	No comment
23/07230	Old Laundry Cottage School Road Tylers Green Bucks HP10 8LX	Householder application for construction of single storey side/rear extension following demolition of existing single storey elements	We note the property is in a Conservation Area. Commercial vehicles are not to park on the tracks or in the carpark on The Common without seeking permission from CWPC first.
23/07353	Joma 53 Kite Wood Rd Tylers Green Bucks HP10 8HH	Reduce around 2-3 metres to previous pruning points x 1 Ash (T1)	Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
23/07354	1 The White House Church Road Tylers Green Bucks HP10 8EG	Fell x 1 Pussy Willow (T1)	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.

The chairman thanked members for their attendance and closed the meeting at 10.27.

22/06485 Gomm Valley, Ashwells Reserve Site & Pimms Grove, Cock Lane, High Wycombe, Bucks

CWPC objects to this application.

We still consider that insufficient local consultation has taken place on this application which is contrary to the NPPF. Having reviewed and discussed this application we share the concerns of local residents and groups wholeheartedly. This application should comply, but does not, with policies set out in the Local Plan (LP Policy HW6) and the Development Brief (DB) which is of material consideration. The DB is the result of an extensive process over several years by the Liaison Group which comprised local groups, Councillors and residents and officers of the Council and also represents what Councillors at the former Wycombe District Cabinet approved. It therefore carries considerable weight and should not be ignored. CWPC emphasise the need for more affordable homes in accordance with the adopted Site Development Brief. The application must also take account of the Governments National Planning Policy Framework (NPPF) and other SPDs, together with other national policy documents, i.e. the National Design Guide (NDG) and the National Model Design Code (NMDC). The design of all houses should reflect the local vernacular and, in that regards, the Penn Parish Council Design Guide should also be taken into account.

We remain of the opinion that a hybrid application is against the DBs requirements for any planning application to provide a comprehensive strategy for all developed and undeveloped areas, which must include a phased delivery plan and full management costs for a minimum of 25 years (DB P48).

In particular we have the following objections:

Phase 1

We are against approving Phase 1 in isolation as it is totally against the requirements of the DB and will set a precedent which will impact on the entire development and is more likely to lead to a repetition of the poor design and quality of this phase rather than an improvement.

The proposals for Phase 1 fail to recognise the shoulder areas of the site which are detailed in the DB and must be preserved as discernible features of the site and contribute positively to the green backdrop setting of the town (DB p 23) and also to preserve coalescence with and outlook from existing properties on Hammersley Lane.

The lack of the road connection from Phase 1 with the rest of the development is a concern and against the DB. Notwithstanding that the access required onto Hammersley Lane is itself a dangerous proposal for road and site users. The single access road indicated on the Phase 1 layout being not connected to the southern end of the Spine Road and serving only the Parcel 1 development is in breach of DFO 2. With no vehicle connection through to the Spine Road, all the traffic generated by Parcel 1 will have to exit at a dangerous point onto Hammersley Lane. We remain greatly concerned about safety and congestion this will cause both in the building phase and once built.

Phases 2 - 8

We maintain the following issues still need to be addressed and remedied:

The parcel closest to Tylers Green is much larger than that defined by the DB and the gap with TG boundary to avoid coalescence is much less than the required 200m. The 200m gap defined in the DB was to be measured from the boundary of Tylers Green - taking the boundary of Chepping Wycombe Parish as the start point not the southernmost yet to be built house in the Ashwells Field development as used in this application.

The proposed northern 'priority' exit on to Cock Lane (whether as we fear it is used as a 'rat run' to the A40/M40 or not) will still result in an unacceptable 'choke point' for traffic using Cock Lane and exiting Ashwells Field. Given the proposed winding design of the Spine Road and the highly likely congestion at the restricted exit onto Gomm Road/A40 in the south we maintain it is highly likely that traffic generated especially from Parcels 6,7 and 8 will use this exit. It will inevitably result in an unacceptable increase in traffic in front of Tylers Green Middle School increasing the danger to children.

Any proposed changes to Cock Lane near our Council Offices and, in particular, our car park are totally unacceptable and the developers (Hill Group) need to consult CWPC first on any suggestions involving the use of our land.

We consider despite the conclusions otherwise in the Traffic Management Plan and the mitigations proposed therein that the southern exit of the Spine Road past Peregrine Park and under the railway bridge joining traffic using the retail park on Gomm Road will result in unacceptable congestion and danger to road users and pedestrians.

We share the real concern already expressed by the NHS that the development of the whole site will result in an unacceptable strain on GP services in the area which are already seriously overloaded.

We are also concerned with the impact the whole development will have on schools in the surrounding areas which are already at capacity. In the absence of a detailed construction schedule, it seems to us that the proposed single form entry school is likely not to be economically viable and ready for occupation until the larger part of the whole development is completed and so in the interim for some years surrounding schools will have to accommodate its children. This will also add further pressure on the surrounding road networks since children will be exiting the development inevitably by road to get to surrounding schools.

Furthermore in respect of the school design we are of the opinion that despite the provision for a small 'drop-off facility' the proposed exit onto the Spine Road and thence onto Gomm Road at the bottom of the whole development will result in serious congestion and danger to children. When operating at capacity the school should have 210 children many of whom we consider will travel by car given the nature of the road layout and geography of the Gomm Valley.

This application shows no commitment to provide a development which is committed to climate change provisions and to be net-zero ready, based on the Climate Emergency Design Guide. The DB provisions for green roofs and unobtrusive solar panels is ignored and also requires development to deliver a minimum 15% reduction on site through the use of decentralised and renewable or low carbon sources (DB P 74). There is no provision for photovoltaics, and high insulation should be provided. There needs to be more use of solar panels and, for this reason, the orientation of houses needs careful assessment across the whole site. This should be a development to take account of climate change not totally ignore it. CWPC would support a review of the overall energy strategy for the site.

There is a complete failure to commit to the requirements of the LP and the DB to provide a management framework for long-term stewardship of the management of the undeveloped areas, in perpetuity under the creation of a trust.

The clear strategy of the development brief has been ignored and the Parish because of that and all the other reasons in this response therefore request that this application is refused to enable an application more in accordance with the DB to be put forward.