

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

31 October 2023

Report of the Planning Meeting held on **31 October 2023** at **10.00am** via Microsoft Teams

Cllr L Johncock acted as chairman of the meeting.

Attendees:

Cllr H Darch, Cllr R Wilks, Cllr C Dodds, Cllr D Johncock, Cllr C Jordan, Cllr A Barron

1. Apologies for Absence

Cllr S Digby, Cllr S Herron

2. Declarations of Interest and Code of Conduct

Cllr H Darch declared an interest in 23/07263 and declined to comment.

3. Applications for consideration

Ref	Property Address	Proposal	Comment
23/07417	Park House 38 Station Road Loudwater Bucks	Variation of condition 2 (Plans) attached to 20/07949/FUL (Erection of pitched roof and creation of 1 x 2-bed and 2 x 1-bed additional flats in roof space with associated, car/cycle parking, landscaping works and re-arrangement of the waste storage facilities) to allow for changes of measurements	No comment
23/07467	Penn School Church Road Penn Bucks HP10 8LZ	Prune back lateral branches by 2-3m to clear from the neighbour's property x 1 Sycamore (T1), x 1 Beech (T2) and x 1 Ash (T3)	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.
23/07419	The Mill House Boundary Road Loudwater Bucks HP10 9QN	Display of 2 x non-illuminated aluminium totem signs to entrance gateway and 3 x non-illuminated aluminium wall signs to face of building	No comment
23/07319	19 Hillside Road Tylers Green Bucks HP10 8JJ	Householder application for construction of single storey side and rear extension and double storey side extension	No comment
23/07536	60 Straight Bit Flackwell Heath Bucks HP10 9NA	Householder application for creation of dropped kerb and create a second vehicular entrance	No comment
23/07460	The Mill House Boundary Road Loudwater Bucks HP10 9QN	Listed building application for installation of external lighting	No comment
23/07457	Gorse Glade The Common Tylers Green Bucks HP10 8LL	Demolition of existing dwelling and construction of new dwelling and garage	CWPC strongly objects to this application for three reasons. Firstly, the proposed bulk and size is way beyond that which is acceptable. The existing gross

			internal area is 100m² (67m² footprint) whilst the proposed internal area is 236m² (135m² footprint). This is an increase of over 100% and is an over-development of the site. The design has the house facing the Common and as it is c.30% wider and c.1 metre higher at ridge height, it will be much more prominent. Secondly, the proposed off-white render finish is inappropriate. The property is in a conservation area, on a registered village green and in a very prominent position and, as such, the finish should be in keeping with many of the other surrounding properties ie. brick and flint would be more appropriate. Thirdly, access is a problem. Currently access to the property is via a muddy unmade track. The proposal is to create access with a new 'permeable driveway'. Should this application be approved, we request a condition be imposed that limits the new permeable driveway to a short track only as far as the proposed driveway entrance and that the frontage along to the front gate is grassed. Inevitably building works of the scale proposed will cause considerable damage to the existing tracks and a condition of approval should include the maintenance and eventual restitution of the tracks from Elm Road at the owner's full expense and to CWPC's satisfaction. If officers are minded to recommend approval of the application, then we ask that the application be brought to the Planning Committee for determination.
23/07263	Tylers Green First School School Road Tylers Green Bucks HP10 8EF	Installation of external air conditioning units	No comment

23/07459	The Mill House Boundary Road Loudwater Bucks HP10 9QN	Installation of external lighting	No comment
23/07414	13 Sedgmoor Gardens Flackwell Heath Bucks HP10 9AR	Householder application for construction of ground floor rear extension, ground floor garage extension & hip to gable loft conversion to provide one bedroom with ensuite, and internal alterations	No comment
23/07506	4 Hedley Road Flackwell Heath Bucks HP10 9AY	Householder application for construction of proposed single storey ground floor rear and side extension	No comment
23/07483	52 The Greenway Tylers Green Bucks HP10 8BX	Householder application for construction of single storey front extension, single storey rear extension, two storey side extension, changes to fenestration and boundary treatment	No comment
23/07489	8 Links Way Flackwell Heath Bucks HP10 9LZ	Householder application for construction of open porch (part-built), external works to driveway	No comment
23/07275	Former Royal British Legion Queensmead Road Loudwater Bucks HP10 9TZ	Change of use of Former Royal British Legion from meeting place/hall (use class F2) to provide mixed use development comprising warehouse/distribution/storage at ground floor (use class B8) and offices at first floor (use class E). Conversion of existing roofspace to create second floor for use as training academy (use class F1) with 13 x rooflights over. Construction of single storey rear cycle store extension and detached bin store	CWPC strongly objects to this new application. It is not a minor revision to the previously approved application, 22/07679, but a significant change. A basement and a second floor have now been added to the application which will exacerbate the parking problem further. There are only 3 parking spaces for a potential 40 or even now more cars. Perhaps Buckinghamshire Council Planning Department could let the Parish Council know where these cars will be parking! If officers are minded to recommend approval of the application, then we ask that the application be brought to the Planning Committee for determination.
23/07534	45 St Johns Road Tylers Green Bucks HP10 8HW	Householder application for construction of part single/part double storey side extension (part retrospective)	No comment

The chairman thanked members for their attendance and closed the meeting at 10.34.