

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning meeting held on Tuesday 12 December 2023 at **10.00am via Microsoft Teams**
The meeting was open to members of the public and press

Cllr H Darch acted as chairman of the meeting.

Attendees:

Cllr A Barron, Cllr C Jordan, Cllr C Dodds, Cllr S Digby, Cllr D Johncock, Cllr L Johncock and Cllr J Herschel

1. Apologies for Absence

Cllr R Wilks and Cllr S Herron

2. Declarations of Interest and Code of Conduct

There were none.

3. Applications for consideration

Ref	Property Address	Proposal	Comment
23/07898	Old Laundry Cottage School Road Tylers Green Bucks HP10 8LX	Crown reduction by approx 1.5m to prevent contact with overhead telephone cables and crown lifting by approximately 1m x 1 Leylandii (T1), crown reduction by approx 1 metre (trim to shape) x 2 Holly (T2 & T3), trim to shape and crown reduce approx 1m to prevent contact with house x 1 Cherry (T4)	We note the tree is in the Conservation Area. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
23/07721	Penn School Church Road Penn Bucks HP10 8LZ	Conversion of Rayners House, Rayners Lodge and The Gardener's Bothy into hotel with (Class C1), including internal and external alterations, repair and refurbishments works with associated extensions and alterations to provide a fine dining restaurant, bistro, cookery school and accommodation along with the erection of a single storey detached Wellness Spa, garden suites and villas, new highway access, internal road and car parking areas, limited demolition, excavation, engineering, landscaping and associated works	CWPC do not object to the development itself, but do strongly object to the likely impact of the necessary traffic a development of this scale would have on the community if Cock Lane and Hammersley Lane are allowed to be used for site traffic. Cock Lane is already congested and unsuitable for heavy vehicles, and Hammersley Lane is also unsuitable for heavy vehicles; two heavy vehicles would not be able to pass in some places and it would be unsafe for pedestrians who have to walk in the road in places due to the lack of a footpath. Additionally, the exit route from Hammersley Lane along School Road towards the Rayners site access gate is entirely unsuitable, passing as it does the First School and then the narrow and already congested exits beyond onto the B474. If the application is recommended for approval, we request a condition be imposed that all construction and contractors' vehicles use the much wider and more suitable B474 from Hazlemere or Beaconsfield at ALL times and access the site through the main entrance only. We request this too in the knowledge of other large developments most likely being built during the same time frame in the immediate vicinity, namely Ashwells and Gomm Valley, which will add their own unwelcome impact on the community's road infrastructure.

			We are also concerned regarding the impact on immediate neighbours on any outdoor events, weddings, large parties and would request a condition to limit frequency, noise, lighting, fireworks and antisocial hours.
23/07722/LBC	Penn School Church Road Penn Bucks HP10 8LZ	Listed building consent for conversion of Rayners House, Rayners Lodge and The Gardener's Bothy into hotel with (Class C1), including internal and external alterations, repair and refurbishments works with associated extensions and alterations to provide a fine dining restaurant, bistro, cookery school and accommodation along with the erection of a single storey detached Wellness Spa, garden suites and villas, new highway access, internal road and car parking areas, limited demolition, excavation, engineering, landscaping and associated works	same comment as above
23/07801	57 Robinson Road Loudwater Bucks HP13 7BJ	Householder application for proposed construction of two storey side extension and garage conversion	No comment
23/07798	38 Highlea Avenue Flackwell Heath Bucks HP10 9AH	Householder application for proposed construction of side, front and rear extensions and roof extension following demolition of detached garage	No comment
23/07053	Derehams Farm Derehams Lane Loudwater Bucks HP10 9RR	Erection of battery energy storage facility including construction of inverters, transformers, switchgear buildings, security and acoustic fencing and gates, landscaping and associated works. Diversion of Chepping Wycombe public footpath 21	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	discussed at meeting but not available online for comment at this stage

		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)	
23/05392	23 Northern Woods Flackwell Heath Buckinghamshire HP10 9JL	Partial change of use from a summer house to be used as a business area for beauty/eye brow/eye lash business	CWPC still objects to this application. There has been no confirmation from Environmental Health that the summer house is deemed suitable for a beauty salon given the potential need for washing facilities and the use of various noxious chemicals. Flackwell Heath has a designated shopping and commercial area and Northern Woods is almost wholly residential. If residential areas are to cater more for commercial enterprises, it could have adverse impacts on neighbourhoods. The change of use is inappropriate; it could result in streams of clients at night or over the weekend. If the application is recommended for approval, we request the following conditions: 1) the change of use would be rescinded at the point of sale of the property 2) the summerhouse may not be used for any other type of commercial business 3) the hours of business are restricted to Monday to Friday 0900 to 1730 4) the number of employees is restricted to 1
23/07848	20 Robinson Road Loudwater Buckinghamshire HP13 7BL	Householder application for construction of front extension, rear basement and ground floor extension, loft conversion. Internal alterations to main property and additional insulation to the main house with change of the external finish to render	CWPC ask the case officer to check that there is sufficient car parking for the potential number of bedrooms as there is no parking scheme. Otherwise, we have no comment.
23/07857	The Warren 3 Northend Close Flackwell Heath Buckinghamshire HP10 9JA	Householder application for proposed detached garage conversion to gym and study, insertion of 2 roof lights and changes to fenestration	CWPC does not object to this application but we request a condition be imposed that the conversion of the garage may not be used as accommodation and may only be used for the purpose as noted, ie a gym and study.

The chairman thanked members for their attendance and closed the meeting at 10.45am