

CWPC Planning Application Objections 8 Dec 2023 - 6 Feb 2024

23/07030 19-Sep Site Of Former Stone Merchants Boundary Road, LW

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.

Due to the nature of the proposed change of use with no building operations proposed, it is not considered there would be any impact on the character and appearance of the area.

The Environmental Health Team have been consulted and have made no comments given the sites historic land use. The Council's Ecologist has been consulted and has raised that it would be appropriate for a 15m buffer zone be implemented to exclude any storage of materials, changes or activity within this area to prevent detrimental impacts on the river. As aforementioned above, no building operations are proposed as part of the application and the site can lawfully be used for B2 activity without the need to implement a buffer. Should a planning application be submitted for any building operations, it could then be appropriate to impose a condition for a buffer to be implemented. However, as the scheme currently stands for a change of use (which includes uses which have already existed on the site) it would not be reasonable to impose conditions to this effect. A condition is to be imposed: The use hereby permitted shall be discontinued and the land restored to its former condition on or before the expiration of six years from the date of this permission.

23/07172 03-Oct 911 - 913 London Rd, LW

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

It is not considered that this proposal would disadvantage any sector of society to a harmful extent. Highways report: Having assessed the proposed development, the location of the application site and accessibility of sustainable transport, and the I do not consider the proposals to result in a significant net increase in vehicular movements associated with the application site. However, the development is proposed to serve as on-site employee accommodation which reduces parking demand and is most often occupied by individuals with low rates of car ownership; the site benefits from easy access to sustainable forms of transport and the application site benefits from existing parking provision within the site forecourt serving the site. The development, if appropriately conditioned to only be occupied in association with the on-site employment use, is likely to generate a lower parking requirement than the BCPG standard.

23/06777 17-Oct 80 Straight Bit, FH

CWPC strongly objects to this planning application on the basis of parking and highway safety. We don't believe parking P5 is large enough for a car and request confirmation that the parking scheme meets the guidelines. Currently, cars ingress in one entrance and egress forwards out the other. With the proposed parking arrangement, cars will be required to reverse onto this busy road. The property is on a dangerous bend and the splays are not clear. If officers are minded to recommend approval of the application, then we ask that the application be brought to the Planning Committee for determination.

CWPC notes the further comment from the applicant concerning parking provision on this site and we note that the applicant accepts that this does not meet the current parking guidance. However, this is not the major issue of concern to the Parish Council. The fact is that the configuration of the property before allowed for an IN and an OUT which enabled vehicles to access and egress fairly safely. The proposed parking layout would not allow this and therefore the question we would like to highlight is whether that is deemed safe by the Highways Authority given the property's immediate relationship to a significant bend in what is a very busy main road and one which frequently has speeding traffic.

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Whilst the proposed development would result in an increase in the level of habitable rooms, the parking provision requirement would remain the same at three parking bays. It is noted the Parish Council has raised safety concerns regarding cars accessing and egressing from the site which is on a bend. The applicant/agent has amended the parking layout to demonstrate that 3, rather than 5, adequately sized spaces can fit within the site. Nevertheless, the existing authorised accesses allow for an in and out arrangement and this would not change following the proposal. Therefore, officers would not be able to uphold a reason for refusal in highways safety terms.

23/07352 17-Oct 16 Sedgemoor Road, FH

CWPC objects to this application as it is an overdevelopment of the site based on the height and bulk of the proposed dwelling. The design does not allow for the fact that an immediate property is a single storey bungalow and, in that regards, is considered unneighbourly. Overall, it is out of keeping in the street scene and should therefore be refused.

23/07457	31-Oct Gorse Glade, The Common, TG	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.	REFUSED
23/07275	31-Oct Former Royal British Legion, Queensmead Road, LW	The proposals due to the scale and design would not preserve the character or appearance of the conservation area and therefore does not comply with section 72 of the Act. The application does not comply with the relevant heritage policy and therefore unless there are sufficient planning reasons, it should be refused for this reason. 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.	PENDING
23/07742	14-Nov 43 Wheeler Avenue, TG	The parish council is concerned that there will be a severe negative impact on the street scene by using the plot for an infill property and the suggestion of two properties being built would be an unacceptable overdevelopment of the site and would receive an objection to the application from us if one was forthcoming. Even one property would produce an appearance totally out of keeping with surrounding properties should this be approved. The estate has open vistas to the properties and whilst accepting that this plot is wider it would still be totally out of keeping with this street scene. It would also have a severe impact on the property behind which is a bungalow and would be subject to overlooking. The creation of a separate curtilage would be detrimental to the character and appearance of the area. It would be out of keeping with the form and layout of existing development in the immediate area. It would also fail to meet the requirement to improve the character of the area and the way it functions, or achieve the standards of design required.	REFUSED
23/07627	28-Nov 24 Robinson Road, LW	CWPC strongly object to this part retrospective application and would back the view of the neighbouring properties who have already sent through their dissent. The original permission has now been stretched beyond recognition, with the construction already completed for this new application. Insufficient car parking would be an issue along with overlooking and loss of privacy to the neighbouring properties. If officers are minded to recommend approval of the application, then we ask that the application be brought to the Planning Committee for determination.	APPROVED
23/07721	12-Dec Penn School, Church Road, TG	The proposal is near-identical in nature to a previously amended scheme (ref: 21/05137/FUL), which was granted planning permission in July 2021 and has since been implemented and is almost fully complete. This application however seeks approval for the addition of 5 roof lights (2 to the southwest roof elevation; 3 inserted into the flat roof of the crown), so as to accommodate a further bedroom room within the roof space. This proposal will have no adverse effect upon the character of the surrounding area or the amenities of adjacent residents beyond what has already been approved and will provide a satisfactory standard of accommodation for future occupiers. This proposal will have no adverse effect upon highway safety; the environment, ecology and will not increase the risk of flooding in this locality. This proposal complies with the policies of the Development Plan and is therefore recommended for approval. Following the requested call-up by CWPC, in line with Council policy the application was subsequently discussed with the Chair, whereby it was decided the application could be determined under delegated powers, recommending for approval.	PENDING
23/05392	12-Dec 23 Northern Woods, FH	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; 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.	APPROVED

CHEPPING WYCOMBE PARISH COUNCIL

APPLICATION FOR GRANT/DONATION BY CHARITABLE, VOLUNTARY OR OTHER ORGANISATIONS
(Local Government Act 1972, Section 137)

Please note: this application will not be considered unless it is accompanied by a copy of the latest set of annual accounts showing the organisations income, expenditure and level of balances. If the organisation does not prepare annual accounts, copies of the bank statements covering the previous six months must be enclosed.

Name of organisation:

Friends of Tylers Green Middle School (FOTGMS) the school's PTA

Secretary/**Sponsor:**

Contact details:

Email:

Treasurer/**Financial Officer:**

Contact details:

Email:

How is the organisation established

Registered as a Charity – Friends of Tylers Green Middle School	
Charity No. 1066968	

What are the objectives of the organisation?

Does the organisation carry out any trading activity with a view to profit?

Does your organisation have a membership?

FOTGMS is a registered charity. It is run by parents at the school. The objective is to raise much needed funds to pay for additional resources for the pupils. There are various fundraisers including the Christmas Fayre, Hot dog day, discos and mufti days. All the money raised from these events is ploughed back into the school for the sole benefit of the pupils.

The whole school participates in FOTGMS activity.

For what purpose of project is the grant/donation requested?

The big focus for the school is the regeneration of the wildlife/ pond area. This overgrown area is not safe for children to enter. This is a terrible shame as it is a fantastic area that should be enjoyed by all pupils. Phase 1 of the work was to clear the brambles and undergrowth and make the paths wider. This was completed with volunteers in November 2023.

Phase 2 is to dredge the ponds to make them usable for lessons. This would include pond dipping, tadpoles, frogs etc. We have had a quote from The Chiltern Rangers to do the following;

Day 1 - clearing of the pond, £375

Day 2 - potential additional half day of clearing of the pond, £200

Ecoplug treatment, £20

Day 3 - cutting back paths and planting the pond (in spring), £375

Cost of plants, approx £250

Total - £1,220 plus VAT

We have no expertise in the school to clear the ponds, so we need people with specialised knowledge.

Phase 3 is the creation of an outside classroom where pupils from all school years can enjoy learning outside (with an element of protection) Please see the image below. This area would be a fantastic addition to the school and it could be hired out/ used by other groups.

The price for this shelter is £14.8K plus the hard standing base.

There will be trees and shrubs planted around the shelter for protection and to encourage more wildlife.



There are parent working parties working on the clearance of the shed, creation of the hard standing base. The plan is to make this area usable asap for the children to enjoy during this school year 2023/2024. Whilst no firm dates have been set the target is the beg of March.

Please specify:

Total estimated cost of the project	£24K
Dates to commence and complete	Clearance started 16/11/23. Aim is to finish work by March 2024
Amount already available	£18K
Amount expected to be available at start	£18K

Other applications for grants for the project:

Body:	Amount applied for:

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Amount being requested from CWPC: £1.5K

Who will benefit from the project, specifically with residents of Chepping Wycombe in mind?

All the pupils at Tylers Green Middle School (250 children) will benefit from the pond and wildlife area regeneration. It will form part of the school curriculum.

All the pupils live within the catchment of the school and are residents of Chepping Wycombe.

In addition, it may become a resource that is opened to other interest groups locally.

I submit this application on behalf of the stated organisation and believe all statements made or enclosed to be true.

Signed: Sarah Elderton Dated: 16/11/23

Capacity in which signed: Chair of FOTGMS PTA

Should the application be successful any cheque will be made payable to the name of the organisation as stated overleaf and sent to the Treasurer unless otherwise stated.

Alternative addressee for grant:

Please return the completed application and supporting documents to: Clerk of the Council
Chepping Wycombe Parish Council
Cock Lane
Tylers Green
Bucks HP10 8DS

Or alternatively send the application via email to clerk@cwpc.org.uk

Any queries please do not hesitate to contact the office on: 01494 814600



APPENDIX D

Committee Report

Further Changes Comments

OK tbc
Free to use time constraints
Can reduce

Project Proposals Chepping Wycombe Parish Council 5 year plan
2024- 2028

Version 4.2 Feb 2024
All values £k

	Status	Total Cost	App Cost	22/23	23/24	24/25	25/26	26/27	27/28	CIL	Comments
Car Park Green Dragon	App	35	10		10					Y	£10 k offered to FC
Derehams Rejuvenation Tracks	Dev App	200	10	10		190				Y	Uses crude estimates
Derehams Rejuvenation Buildings	Dev App	800	10	10		790				Y	Uses crude estimates
Community Board Projects		8				4	4				Funds in EMR
Play Areas - safety surfaces						40				Y	Uses crude estimates
Straight Bit car park improvements						25				Y	Uses crude estimates
Skate Park		40		2		38				Y	Slip to 24/25
Footpaths		30					10	10		Y	slip after Jan WS
Bus shelter provision / replacement		30				10	20				slip after Jan WS
Straight Bit Zip wire		12				12				Y	slip to 24/25
Lean to (adjacent to depot)											Needs detail
Totals		1155	30	22	10	1109	34	10	0		

VALUES EXCEED OUR FINANCIAL RESOURCES SO ABOVE SUBJECT TO CHANGE

Changes Jan 24 & Feb 24
VAS Upgrade removed
Play Safety Areas added
Straight Bit Car Park added
Derehams estimates revised