

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

2 April 2024

Report of the Planning meeting held on Tuesday 2 April 2024 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 S Digby, Cllr C Dodds

1. Apologies for Absence

Cllr R Wilks, Cllr D Johncock, Cllr L Johncock, Cllr J Herschel

2. Declarations of Interest and Code of Conduct

Cllr Darch declared an interest in 24/05450 and declined to comment.

3. Applications for consideration

Ref	Property Address	Proposal	Comment
24/05400	Midsummer Cottage Fairview Lane Flackwell Heath Bucks HP10 9EN	Householder application for replacement of existing flat roof double car port with three bay slate roof, brick and horizontal boarding open fronted car port and removal of existing garden room	No comment
24/05500	57 Robinson Rd Loudwater Bucks HP13 7BJ	Householder application for construction of single storey part front, part side extension with conversion of existing garage	No comment
24/05510	Car Park Old Kiln Road Flackwell Heath Bucks	Variation of condition 2 (plan numbers) attached to 22/05527/FUL (Redevelopment of existing car park comprising construction of 2 x pairs of 3-bed semi-detached houses and apartment block comprising 4 x 2-bed flats, landscaping and parking) to regularise the automatic opening vent (AOV) and lift overrun	CWPC strongly objects to this application. Notwithstanding the manner in which the application has been made – doing the work and then asking for permission - the change in the roof design to accommodate the lift over run is a major amendment and should be the subject of a full application. Moving the lift shaft from the back has put it in a very prominent, central location. If officers are minded to recommend approval of the application, then we ask that the application be brought to the Planning Committee for determination.
24/05450	28 Wheeler Avenue Tylers Green Bucks HP10 8EB	Householder application for construction of single storey side/rear extension and insertion of 3 x dormer windows to rear to facilitate conversion of existing loftspace to habitable accommodation	CWPC objects to this application. We understand that issues with a pressurised water main have necessitated this application to move the annex forward by approx. 2 metres. However, we now have concerns that this will result in the building being much nearer the footpath on the front right corner which will have a greater impact on the sight lines for vehicles on Wheeler Avenue. We are also concerned that this will reduce the amount of open space which is a feature of the estate which has led to other refusals, and make this extension more prominent. We also note the amendments to the internal design to add an extra utility room and move the door to exit on to the side directly on the footpath. We have concerns that this may create the possibility of the

			annex being used as a separate dwelling at some point in the future, so if agreed would request that it be conditioned to remain ancillary to the residential use of the main dwelling so that it cannot be severed or become a separate unit of residential accommodation in the future. We also note the request to vary the original condition for glazing in the roof dormers to respect the privacy of the neighbour to the rear to seeking to only have glazing in the bathroom and not the two bedrooms and for these to have opening windows. We would request that the original condition stands as it is important to ensure the privacy of the neighbours.
24/05516	Lark Rise Hammersley Ln High Wycombe Bucks HP13 7BY	Householder application for construction of single storey rear infill extension, single storey side extension, loft conversion to include new roof with two new front dormers and roof lights, new front porch and re-use of current patio for basement storage	No comment
24/05569	27 Philip Drive Flackwell Heath Bucks HP10 9JD	Householder application for construction of part single, part two storey rear extension	No comment
24/05573	Penns Cottage Hedley Road Flackwell Heath Bucks HP10 9AY	Householder application for construction of single storey rear extension, floor plan redesign and associated works	No comment

The chairman thanked members for their attendance and closed the meeting at 10.15am.

The following applications for Tylers Green missed the agenda because of the change in meeting date but were agreed by email correspondence.

24/05496 Astons

Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant. We note the TPO in place and request that a replacement tree be planted; species to be suggested by arboriculturist.

24/05514 Rayners Lodge

Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant. We note the TPOs in place and request that 3 replacement trees be planted; species to be suggested by arboriculturist.

24/05530 Tyler Cottage

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.