

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

30 April 2024

Report of the Planning meeting held on Tuesday 30 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 R Wilks, Cllr S Digby, Cllr D Johncock, Cllr L Johncock

1. Apologies for Absence

Cllr C Dodds, Cllr J Herschel, Cllr S Herron

2. Declarations of Interest and Code of Conduct

Cllr D Johncock and Cllr L Johncock declared an interest in 24/05835 and declined to comment

3. Applications for consideration

Ref	Property Address	Proposal	Comment
24/05736	Sunnydale Fairview Lane Flackwell Heath Bucks HP10 9EN	Householder application for proposed construction of two storey rear extension and installation of velux rooflights	No comment
24/05750	44 Straight Bit Flackwell Heath Bucks HP10 9LT	Householder application for proposed construction of single storey front extension and insertion of rooflights	No comment
24/05151	9 River View Flackwell Heath Bucks HP10 9AT	Householder application for extension to existing dropped kerb	No comment
24/05592	27 The Lawns Tylers Green Bucks HP10 8BH	Householder application for proposed construction of two storey side extension and single storey rear extension	No comment
24/05562	Highfield Hammersley Lane High Wycombe Bucks HP10 8HG	Householder application for construction of first floor side extensions to both sides of existing property including rotating existing gable roof 90 degrees, insertion of 3 x front and 3 x rear pitched roof dormer windows, single storey rear extension and demolition of existing porch	No comment
24/05835	Ingledell The Common Flackwell Heath Bucks HP10 9PH	Fell as tree has failed x 1 Apple (T1)	Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant. We request that a replacement tree be planted; species to be suggested by arboriculturist.

24/05784	Gorse Glade The Common Tylers Green Bucks HP10 8LL	Demolition of existing dwelling and construction of new dwelling and garage	CWPC still strongly objects to this application. We acknowledge that this new application has addressed some of the points raised by the Conservation Officer - namely reducing the width, changing the white render to a brick finish and installing windows that are more in keeping – and we recognise there is an improvement. However, it's proposed size, scale and height is still way beyond that which is acceptable. The increase in footprint is over 100% and the ridge height is 1m higher. The proposed dwelling is an overdevelopment of the site, too prominent and will have a negative impact upon the character and setting within the Tylers Green Conservation Area. Access is also a problem. Currently access to the property is via a muddy unmade track. The proposal is to create access with a new 'permeable driveway' over our land. Should this application be approved, we request a condition be imposed that limits the new permeable driveway to a short track within the applicant's property. And that the frontage along to the front gate is left as it is now ie 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. Permission will need to be sought from us in order to do any works outside of their site. There is also to be no parking of vehicles on the tracks; they need to park within the curtilage of the property. If officers are minded to recommend approval of the application, then we ask that the application be brought to the Planning Committee for determination.
24/05870	Willow Dell Bank Road Tylers Green Bucks HP10 8LA	Reduce in height and width by 3m x 1 Bay (T1) and reduce by 2m in height and width (old pruning points) x 1 Acer (T2)	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.

The chairman thanked members for their attendance and closed the meeting at 10.12am.