

CHEPPING WYCOMBE PARISH COUNCIL

Report of the Planning meeting held on 6 August 2024 at **10.00am via Microsoft Teams**

Present: Cllr L Johncock (Chairman) Cllr S Digby
Cllr D Johncock Cllr H Darch
Cllr C Jordan Cllr K Griffiths
Cllr R Wilks

1. Apologies for Absence

Apologies were received from Cllr Dodds, Cllr Barron and Cllr Herschel.

2. Declarations of Interest and Code of Conduct

There were none.

3. Applications for consideration

Ref	Property Address	Proposal	Comment
24/06425	Aries House Straight Bit Flackwell Heath Bucks	Demolition of existing building and redevelopment to provide part 3 storey part 4 storey building comprising 40 Retirement Living apartments and communal areas along with retail units to ground floor, and associated parking, landscaping and servicing	OBJECTION. CWPC asks that this application be called in to the Planning Committee for further scrutiny. Points of concern: - Apparent lack of parking provision for the development - The 4 storey element of the building is too high and will be of detriment to the street scene. - A lack of infrastructure to support this large development specifically GP provision along with minimal bus services. We would also like it noted that the location of the site is susceptible to sink holes.
24/06586	Milford Cottage Common Road Flackwell Heath Bucks HP10 9NS	Sub-division of existing dwelling into 2 x dwellings with new front door to unit 2 and new rear roof lights and window to unit 1	OBJECTION. We note that the property is in a Conservation Area. Points of concern: - Amenity space for the properties once split – how will the rear garden be re-apportioned - Lack of a sensible parking plan
24/06531	Hawthorns Hammersley Lane High Wycombe Bucks HP10 8HG	Demolition of existing dwelling and construction of 2 x detached and one pair of semi-detached 4-bed dwellings (4 in total) with carport and garaging, associated car parking, hard/soft landscaping and creation of a new access from Hammersley Lane	We support the application as it would mirror some of the existing developments on the Lane, however we would ask that a condition be made to have a Banksman present due to the position of the site on a bend in the Lane. Also, a Traffic Management Plan to control deliveries to the site.
24/06581	15 St Johns Road Tylers Green Bucks HP10 8HW	Householder application for erection of a single storey rear extension and new porch to front, following demolition of existing lean-to and porch, fenestration alterations and render to existing elevations	No comment

24/06515	21 Green Dragon Lane Flackwell Heath Bucks HP10 9JZ	Householder application for construction of hip to gable roof extension and rear dormer	No comment
24/06681	Partridge House 66 School Road Tylers Green Bucks HP10 8LU	Reduce by 3m in height and width due to high target area x 1 Ash (T1) and prune back the lowest limb by 2-3m to clear from the garage x 1 Oak (T2)	We note that the property 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.
23/07230	Old Laundry Cottage School Road Tylers Green Bucks HP10 8LX	Householder application for construction of single storey side/rear extension following demolition of existing single storey elements	We would like to note that the property is in a Conservation Area. The land around the property is Registered Village Green, vehicles are not to park on the racks of in the car park on The Common without seeking permission from CWPC
24/06682	66 Straight Bit Flackwell Heath Bucks HP10 9NA	Householder application for construction of 1.8m high boundary wall and electric single-leaf gates to front	CWPC ask that the case officer check the positioning of the front boundary and the siting of the proposed automatic gates to minimise any issue with vision splay and blockage to the carriageway and footpath.

24/06349/CLP | Certificate of lawfulness for proposed creation of formal access (under (Schedule 2, Part 2, Class B) between Hammersley Lane and Land at Gomm Valley | Land Between Hammersley Lane & Gomm Valley, Ashwells Reserve Site & Pimms Grove High Wycombe Buckinghamshire

Cllr Darch highlighted the above application and asked if a response could be given, however Cllr D Johncock advised that we were not able to respond to a Certificate of Lawfulness.

Cllr Wilks queried, on behalf of a resident, the cutting of a London Plain in the old Budgens Car Park. The tree was overhanging the garden and the resident was wanting the tree cut away from the boundary. Cllr Johncock advised that the trees in the car park were TPO'd.

Cllr L Johncock thanked members for their attendance and closed the meeting at 10.35am