

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

29 October 2024

Report of the Planning meeting held on Tuesday 29 October 2024 at **10.00am via Microsoft Teams**
The meeting was open to members of the public and press

Cllr L Johncock acted as chairman of the meeting.

Attendees:

Cllr A Barron, Cllr C Dodds, Cllr C Jordan, Cllr D Johncock, Cllr K Griffiths, Cllr H Darch, Cllr J Herschel

1. **Apologies for Absence**
Cllr R Wilks, Cllr S Digby, Cllr S Herron
2. **Declarations of Interest and Code of Conduct**
There were none.
3. **Applications for consideration**

Ref	Property Address	Proposal	Comment
24/07366	The Old Bakehouse Elm Road Penn Bucks HP10 8LQ	Reduce and shape height by around 1.5m, trim growth hard all round without losing green foliage cover and sympathetically trim an 'archway' onto the rear side to allow access to electric meter x 1 Bay (T1), fell and grind out stump to a depth of approx. 200mm below the stumps current ground level x 1 Cypress (T2), reduce overhanging lateral growth back by around 1m and remove 1 x dead low branch x 1 Copper Beech (T3) and reduce height by around 0.5m x 2 Italian Cypress (G4)	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. We request that a replacement tree be planted; species to be suggested by arboriculturist.
24/07240	Ashwells Field Cock Lane Tylers Green Buckinghamshire	Submission of details of access, appearance, landscaping, layout and scale pursuant to outline planning permission 18/05002/R9OUTE (Outline application for the erection of up to 109 dwellings. The application includes details of site access only) for erection of 14 x 2-bed, 55 x 3-bed, 30 x 4-bed and 7 x 5-bed houses (106 units in total)	See below
24/07290	3 Rosebank Cottages London Road Loudwater Bucks HP10 9TA	Householder application for construction of timber pergola, engineering works to rear garden and erection of replacement boundary fencing	No comment
24/07273	57 Norwood Road Loudwater Bucks HP10 9UU	Construction of a single detached dwelling, creation of 2 parking spaces and associated works	No comment
24/07347	75 Coppice Farm Rd Tylers Green Bucks HP10 8AH	Householder application for construction of new single storey rear and side extensions following part demolition of existing single storey side extension	No comment
24/07424	Joma 53 Kite Wood Road Tylers Green Bucks HP10 8HH	Fell as suffering from early signs of ash dieback, several past pruning points are visible and it is clear that localised decay exists at these points and appears to be the remnants of Inonotus hispidus on the main stem at 5m x 1 Ash (T1)	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.
24/06780	Rosalie Kingsmead Road Loudwater Bucks HP11 1JL	Variation of condition 2 (plan numbers) attached to 24/05035/FUL (Construction of 2 x detached dwellings to rear and provision of parking spaces to Rosalie) to allow for substitution of drawings	CWPC objects to this application. It is a major alteration to the application rather than a minor amendment. With the additional bedroom and bathroom in the roof space of both new dwellings, it is a substantial overdevelopment of the site. We also question whether there is sufficient off-street parking. Where is the parking for Rosalie?

Cllr L Johncock thanked members for their attendance and closed the meeting at 10.28am.

24/07240 Ashwells Field, Cock Lane, Tylers Green

CWPC objects to this application for a number of reasons.

An access into the current Ashwells development is unnecessary in view of the new access planned onto Cock Lane. It would lead to congestion and danger to school pupils who use this Close, which surely will become even busier when the new parking restrictions around the school come in to place shortly. Other similar sized developments nearby are served by a single access road namely Wheeler Avenue and Southcote Way.

We remain seriously concerned that the planned new access onto Cock Lane at the end of the single track exit will cause traffic to back up to London Road and create even more congestion and danger.

We remain concerned, as we have input previously, that the extra traffic generated will increase the danger to pupils from Tylers Green Middle School crossing from the small Kings Wood car park. This car park was provided to enable parking for those using the wood, not as a school car park. The developers should be required, as part of permission to proceed, to work with Bucks Council & TGMS to find a safe solution; possibly funding and installing a pedestrian controlled crossing of appropriate design or installing an in-and-out at the school so parents do not use the Kings Wood car park.

The application includes provision for access into the Gomm Valley. The recent rejection at Appeal of the application to build there now seems to make this unnecessary, and notwithstanding that we remain of the opinion that allowing this access would inevitably create the completely undesirable possibility of exacerbating traffic congestion in the Ashwells Field development, and onto Cock Lane. The access should, therefore, be removed from the plans.

We are concerned that the planned 'management company' to manage the open spaces in the development, whilst definitely needed, will be expensive to maintain over time and its funding is unclear to us in both the short and long term. Our concern is that, if this is not managed and properly funded in perpetuity by the developers or residents, it will either become a complete eyesore or a burden on ratepayers; we note that similar issues with 'communal green spaces maintenance' in the locality are currently being taken on by Chepping Wycombe Parish Council as a consequence of funding issues.

We don't believe there is enough visitor parking. The Buckinghamshire Parking Standards (September 2022) states that 20% of the total number of spaces are required for unallocated or visitor parking. The plan shows 216 allocated parking spaces and only 24 unallocated visitor spaces which is well below the parking standard.

If officers are minded to recommend approval of the application, then we ask that the application be brought to the Planning Committee for determination.