

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

17 February 2026

Report of the meeting held at **12.00 noon via Microsoft Teams**
The meeting was open to members of the public and press

Present: Cllr D Johncock Cllr R Wilks
 Cllr H Darch Cllr S Guy

Cllr S Guy was chairman of the meeting.

- 1. Apologies for Absence**
 Apologies were received from Cllr A Barron and Cllr L Townsend.
- 2. Declarations of Interest and Code of Conduct**
 There were no declarations.
- 3. Applications for consideration**

Ref	Property Address	Proposal	Comment
PL/25/6535/VRC	Tycoed Sandpits Lane Tylers Green Buckinghamshire HP10 8HD	Removal of condition 6 (Removal of Permitted Development Rights) attached to planning permission 19/05071/FUL (Demolition of existing dwelling and construction of 5 bed detached dwellinghouse)	CWPC objects to the proposal of removing Condition 6 for this property. There have been previous issues with the development on this site which mean the condition is still appropriate and it should therefore be retained.
PL/26/00124/FA	23B Old Kiln Road Flackwell Heath Buckinghamshire HP10 9NR	Single storey side extension and pitched roof covered walkway to front.	No comment.
PL/25/6121/TP	Claremont Beacon Hill Penn Buckinghamshire HP10 8NJ	Prune back lateral growth on one side by 1.75 - 2 metres to balance up to approx 7 metres x 1 Oak (T1) and reduced by approx. 2.25 metres, to weight reduce it as severe decay and squirrel damage, and branches will snap off due to this x 1 Beech (T2)	We note the TPO in place. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
PL/26/00817/KA	Heathside Church Road Tylers Green Buckinghamshire HP10 8LP	Fell as dying x 1 Cherry (prunus spp)	Noting this falls within 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.

PL/26/00158/VRC	47 Straight Bit Flackwell Heath Buckinghamshire HP10 9NE	Variation of condition 2 (approved plans) attached to planning permission 23/07933/FUL (Demolition of bungalow and erection of detached dwelling, outbuilding and associated external works) to allow for a small additional extension to first floor and attic rooms as well as fenestration changes to main house and outbuilding.	No comment.
PL/25/6741/VRC	Premier Inn High Wycombe London Road Loudwater Buckinghamshire HP10 9YL	Variation of conditions 2 (Plans), 7 (Fencing), 9 (Levels), 11 (SuDS), 12 (SuDS management), 13 (Arboricultural method statement/tree protection plan), 14 (Landscape plans), 15 (Soft Landscaping), 17 (Habitat management and monitoring plan), 18 (Ecological enhancement), 19 (PEA/PRA), 20 (Travel Plan) and Informative 2 (Biodiversity net gain) and removal of condition 10 (Plants and systems) attached to planning permission 24/06963/FUL (Extension to existing hotel to provide additional hotel bedrooms and all associated works) to allow for minor amendments to approved scheme	No comment.
PL/25/6570/FA	White Rose Cottage Church Road Tylers Green Buckinghamshire HP10 8EJ	Demolition of C20 extensions to existing cottage. Creation of 4 bed dwelling, with the remainder of the cottage converted to a 1-bed annexe. Alterations to front landscaping to provide additional parking and turning space.	CWPC objects to this application. It would lead to overdevelopment of the site and there is not sufficient parking provision for two properties. CWPC also query the accessibility of the rebuild as it would expect to see modern houses with step-free access. Should this development be permitted, conditions must be set that all contractors must park within the site boundary. Church Road is busy and a bus route, making it unsafe and unsuitable for on-road parking. Parking on the common opposite is not permitted.

4. Questions from members

- Cllr Johncock advised that, although unable to join in real time, he had reviewed the slides and recording of the Local Plan Town and Parish Briefing. The greatest area of concern is the area of 'Grey/Potential Grey Belt' (shown in pink) which would effectively merge Flackwell Heath with Wooburn Green and Bourne End – see below. There is only limited time to submit a response to the Plan, so the deputy clerk was asked to forward the briefing details to all councillors in anticipation of formalising the CWPC response at the next planning meeting on 03.03.26.
- There was some discussion around Assets of Community Value. Cllr Johncock queried whether the RBL in Flackwell Heath could be reinstated as an ACV as the planning application had been rejected. He suggested it may be a solution for the boxing club currently situated in Aries House. Cllr Darch asked Cllr Guy whether he was aware of any update regarding the Derehams Inn ACV initiative. Cllr Johncock highlighted the importance of keeping the ACV registrations up to date.

The chairman thanked those present and closed the meeting at 12.37pm

Date & time of next meeting: Tuesday 3 March 2026 @ 12 noon, on Teams

Green Belt Review Findings Feb 26 FH & LW:

