

CHEPPING WYCOMBE PARISH COUNCIL



COUNCIL AGENDA

Members of the council are summoned to attend the Council meeting to be held on **Thursday, 19 March 2026 at 7.30pm** at the Council Chamber, Cock Lane, Tylers Green, Bucks HP10 8DS

The meeting is open to the public and press

Members of the public are permitted to make representations, ask and answer questions, in respect of any item of business included in the agenda. A fifteen-minute period is permitted in total.

1. Apologies for Absence

Schedule 12 of the Local Government Act 1972 requires a record be kept of the Members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Clerk.

2. Declarations of Interest and Code of Conduct

To receive any pecuniary or non-pecuniary declarations of interest and confirmation of any relevant dispensations.

- i) Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the Member's Register of Interests or if he/she has not notified the Monitoring Officer (Clerk) of it.
- ii) Should any Member have a Disclosable Pecuniary Interest in an item on the agenda, the Member may not participate in consideration of that item unless a Dispensation has first been requested (in writing) and granted by the Council.

3. Council Minutes

To CONSIDER the attached minutes of the Council meeting held on Thursday 18 December 2025 (Pages 3-5).

4. Open Spaces Committee

To CONSIDER the attached report of the Committee meeting held on Thursday 29 January 2026 (Pages 6-9)

5. Works & Services Committee

To CONSIDER the attached report of the Committee meeting held on Thursday 12 February 2026 (Pages 10-12)

6. Finance & General Purposes

To CONSIDER the attached report of the Committee meeting held on Tuesday 3 March 2026 (Pages 13-15)

7. Planning Meetings

To CONSIDER the attached reports of the Planning Meetings held on 23 December 2025 (Pages 16-18), 13 January 2026 (Page 19), 27 January 2026 (Pages 20-22), 17 February 2026 (Pages 23-25), and 3 March 2026 (Pages 26-29).

Council is also asked to NOTE the schedule of applications from December to March **APPENDIX A** (Page 26), showing eventual outcomes of the parish council submitted objections.

8. Publicity

Council is asked to CONSIDER the recommendation from the Finance & General Purposes committee to APPROVE the proposals [APPENDIX B](#) from the Publicity working group.

During the working group meeting the Parish Council logo was mentioned, it was felt that there was a need for a refresh. Council is asked to CONSIDER the options tabled at the meeting.

9. Section 137 Expenditure Limit 2026/27

Council is asked to NOTE that the Ministry of Housing, Communities and Local Government has advised of an increase in the Section 137 expenditure limit to £11.60 per elector from £11.10 for the last financial year. The increase reflects the percentage rise in the retail price index between September 2024 and September 2025, in accordance with Schedule 12B of the Local Government Act 1972. Section 137 of the Act allows for expenditures for purposes that benefit the community when no specific statutory power is available.

10. Grants

10.1 St Peter's Church, Loudwater

Council is asked to CONSIDER the recommendation from the Finance & General Purposes committee to APPROVE the grant request from St Peter's Church, Loudwater in the sum of £8,000 to support their community work; with the caveat that the parish council support be recognised by the church on their publicity and the parish council to receive a 6 monthly feedback report on the use of the funds. This would not to be a recurring grant.

10.2 Loudwater Centre

Council is asked to CONSIDER and, if so minded APPROVE a request from The Loudwater Centre for assistance to replace the flooring of the upstairs hall at a cost of £9,239.00. [APPENDIX C](#)

11. Penn & Tylers Green Conservation Area Re-Appraisal

Following an approach from Penn Parish Council in relation to the above, Council is asked to CONSIDER the attached paper ([APPENDIX D](#)) from Cllr Forbes with a view to approving an expenditure of up to £5,000 as a contribution towards the re-appraisal.

12. Re-appointment of Internal Auditor

Council is asked to CONSIDER the recommendation from Finance & General Purposes committee to APPROVE the re-appointment of Mr E Newhouse as Internal Auditor for the financial year 2025/26, being a competent and independent person.

13. Back Office

Council is asked to CONSIDER and, if so minded, APPROVE a proposal to re-purpose the back office as an archive space. The washroom and seating area will be updated to house the grounds team.

13. Annual Parish Meeting

Council is asked to NOTE the date for the above meeting – Wednesday 13 May 2026 starting at 7pm it will be held at the Council Offices, Cock Lane.

14. Questions by Members of the Council

At the time of agenda dispatch, no questions by members have been received.

15. Public Participation

Members of the public wishing to speak at the beginning of the Council meeting should approach the Clerk with this request as soon as possible.

16. Accounts for Payment

Accounts for payment are to be circulated at the meeting for consideration by councillors.



Wendy Thompson
Clerk of the Council
12 March 2026

Date & Time of Next Meeting: Thursday 30 April 2026 @ 7.30pm

CHEPPING WYCOMBE PARISH COUNCIL

Report of the Council meeting held on **Thursday, 18 December 2025 at 7.30pm** at the Council Chamber,
Cock Lane, Tylers Green, Bucks HP10 8DS

Present: Cllr K Wood Cllr S Guy
Cllr A Barron Cllr R Wilks
Cllr S Herron Cllr L Townsend
Cllr C O'Leary Cllr I Forbes
Cllr H Darch Cllr C Dodds
Cllr N Thomas

Also present: Cllr M West (Buckinghamshire Council and Penn Parish Council), Mr G Christie (CWPC) and
Mrs S Thompson (CWPC)

For the purposes of the meeting Cllr Wood advised that Cllr Barron would be assisting with the meeting as most of the agenda had been brought forward from the Finance and General Purposes committee.

- FC/25/042 **Apologies for Absence**
Apologies for absence were received and approved from Cllr D Johncock & Cllr E Johncock (holiday), Cllr K Griffiths (holiday), Cllr J Gurney (medical), Cllr L Webb (family) and Cllr L Willis (family)
- FC/25/043 **Declarations of Interest and Code of Conduct**
Cllr Wood, Cllr Barron and Cllr Wilks all declared an interest in agenda item 16 Accounts for Payment being in receipt of expenses payments. Cllr Wood also declared an interest in agenda item 9 Fees and Charges being in receipt of the Chairman's allowance.
- FC/25/044 **Council Minutes**
*It was RESOLVED that;
the minutes of the Council meeting held on Thursday 16 October 2025 be approved as an accurate record.*
- FC/25/045 **Open Spaces Committee**
Council was asked to consider the report of the Committee meeting held on Thursday 30 October 2025.
OS/25/031 Widmer Pond - Cllr Darch asked if the Joint Meeting with Penn Parish Council had happened. Cllr Wood advised that the meeting had taken place and a report would be forthcoming.
*It was RESOLVED that;
the report of the Committee meeting held on 30 October 2025 be approved.*
- FC/25/046 **Works & Services Committee**
Council was asked to consider the report of the Committee meeting held on Thursday 13 November 2025.
*It was RESOLVED that;
the report of the Committee meeting held on 13 November 2025 be approved.*
- FC/25/047 **Finance & General Purposes**
Council was asked to consider the report of the Committee meeting held on Tuesday 2 December 2025.
FGP/25/024 Community Board – Cllr Barron highlighted that Cllr D Johncock would be the representative from the parish council going forward.

Cllr Wood added that there was a meeting with Sophia Comer West Chilterns Community Board Manager on 22 January. Feedback would be taken back to the next Finance & General Purposes meeting.

FC/25/048

Planning Meetings

Council was asked to consider the reports of the Planning Meetings held on 14 October 2025, 28 October 2025, 11 November 2025, 25 November 2025 and 9 December. All were approved.

Council was also asked to note the schedule of applications from October to December, showing eventual outcomes of the parish council submitted objections.

A vote of thanks was given to Cllr N Thomas, Cllr M West and Cllr J Waters for a great job at the Strategic Sites Committee (Gomm Valley).

Cllr Townsend advised that the Peregrine Business Park had been approved last week and 9 Fennels Farm Road had been rejected.

It was agreed that the time change to 12 noon would need to be monitored as members were not always able to attend.

FC/25/049

Calendar of Meetings

Council was asked to consider the recommendation from the Finance & General Purposes committee to approve the meeting dates for 2026.

***It was RESOLVED that;
the Calendar of Meetings for 2026 be approved.***

FC/25/050

Fees & Charges 2026/27

Council was asked to consider the recommendation from the Finance & General Purposes committee to approve the Fees and Charges for 2026/27. There has been an increase of 3.8% rounded, excepting allotment and pavilion rentals.

***It was RESOLVED that;
the Fees and Charges 2026/27 be approved.***

FC/25/051

Investing - CCLA

Council was asked to consider the recommendation from the Finance & General Purposes committee to invest a further £250k with the CCLA.

***It was RESOLVED that;
a further £250k be approved for investment with the CCLA.***

FC/25/052

Council Budget 2026/27

Council was asked to consider the recommendation from the Finance & General Purposes committee to approve the budget for 2026/27. Individual committee budgets had been agreed at committee level prior to being taken to the Finance & General Purposes committee.

***It was RESOLVED that;
THE Council Budget for 2026/27 be approved.***

FC/25/053

Precept 2026/27

Council was asked to consider the recommendation from the Finance & General Purposes committee to approve the Precept being increased from £68.97 for a Band D property to £75.83 per year which would represent a Precept request of 9.95%. This was an increase of £6.90 over the year making an impact of 0.60p per month.

Cllr Guy asked what the extra money would be used for – Cllr Barron advised that all extra money was for the extremely large Derehams Recreation Ground project.

Cllr Townsend asked if our Precept had been benchmarked against other local parish councils. Cllr Wood advised that our Precept to date had been and still was the lowest for a Band D property in the area – looking at similar sized councils.

FC/25/054 **Public Participation**

Cllr M West wanted to just wish all present a Happy Christmas and advised that he had enjoyed getting to know the council.

In view of the confidential nature of the business to be considered it was RECOMMENDED that Council resolve to exclude the public and press from the remainder of the meeting as permitted under the Public Bodies (Admissions to Meetings) Act 1960.

FC/25/055 **Confidential – Pink Paper
Business Review**

Council was asked to consider the Business Review.

***It was RESOLVED that;
The Business Review be approved with a minor amendment.***

It was noted that Cllr O’Leary voted against and Cllr Darch abstained from the vote.

FC/25/056 **Questions by Members of the Council**

There were no questions.

FC/25/057 **Accounts for Payment**

Accounts for payment were circulated at the meeting for consideration by councillors.

***It was RESOLVED that;
The following payments be approved; transfers to A Ellis Tree Surgery Ltd, Active Enviropest, Cllr Barron, BMKALC, Briants of Risborough, Castle Water, CG Tree & Garden Services Ltd, Clarity Copiers (HW) Ltd, Collison Tree Care Ltd, Cllr Dodds, Dolphin Mobility Ltd, Ecology Solutions, Payroll, Reliance Auto Test, Rhino Play (SW) Ltd, SSE Energy Solutions, Cllr Wilks and Cllr Wood. Also, direct debits to Castle Water, Clear Business, EE, Motia Fuelcard Services Ltd, Redsquid Communications Ltd, Shorts Group Ltd and Trade Point (B&Q).***

The chairman thanked members for their attendance and closed the meeting at 8.45pm

Date & Time of Next Meeting: Thursday 19 March 2026 @ 7.30pm

CHEPPING WYCOMBE PARISH COUNCIL

OPEN SPACES COMMITTEE

Report of the meeting held on **Thursday 29 January 2026** at **7.30pm** at the Council Office, Cock Lane, Tylers Green,
High Wycombe Bucks HP10 8DS

The meeting was open to the public and press

Present:

Cllr L Webb (Chairman)	Cllr I Forbes
Cllr L Willis (Vice-chairman)	Cllr S Guy
Cllr L Townsend	Cllr L Johncock
Cllr S Herron	Cllr K Griffiths
Cllr D Johncock (ex officio)	Cllr K Wood (ex officio)

Also present: Mr M Green & Mr R Read (P&TG Residents Society) & Cllr M West (BC)

OS/25/045 **Apologies for absence**
Apologies for absence were received and approved from Cllr J Gurney (personal) and Cllr H Darch (family).

OS/25/046 **Declarations of members' interests in Items on the agenda**
Cllr K Wood declared a personal interest in agenda item 14 Accounts for Payment being in receipt of an expenses payment.

The chairman suspended Standing Orders with the approval of the committee and re-ordered the meeting at below.

OS/25/047 **Tylers Green Common**

1 Tracks

Members were asked to note that on receipt of the quotation for the grid systems for Track 6 a further quotation was being sought as a comparison.

Members were also asked to note that contributions would be sought from the residents along the track once a solution was approved.

2 Widmer Pond

Members were asked to note that a joint meeting with Penn Parish Council took place to discuss the future monitoring and care of the pond. Members were asked to receive a verbal update from Cllr Wood and Cllr Webb who attended the meeting.

- A measuring pole had been discussed to assist in the monitoring of the water level this would be action by Penn Parish Council.
- The skip brought in when the pond is cleared of reeds will continue to be paid for by Chepping Wycombe Parish Council.
- Extra signage was discussed.

Cllr West who had also been present at the meeting advised that it had been extremely constructive.

Mr Green, who provided some history about the pond, advised that he would be working on historical content for an information board that would straddle both parish boundaries at the pond.

3 Bus Stop

Members were asked to note that the clerk is in communication with Passenger Transport at Buckinghamshire Council in relation to improving the bus stop at the pond, they had offered, as a solution some hard standing at the stop also with a bus gate painted on the road.

Mr Read advised that he still felt there was a need for an extension to the path passed the bus stop. However, it was noted that Cllr Darch had advised that he used the bus stop regularly and he felt that it was under used.

It was noted that all interested parties would be kept up to date with any progress.

Mr Green & Mr Read thanked the meeting and left at 7.50pm

- OS/25/048 **Delegated Action**
Members were asked to note that since the last committee meeting in October the following delegated action had been taken.
- Purchase of a scarifier for the Biodiversity Project at a cost of £338.40
- OS/25/049 **Allotments**
Members were asked to note that there were no vacancies on either allotment site. There are currently six people on the waiting list for Chapel Road and there are four people on the waiting list at Ashley Drive.
- 1 Community Allotment Plot**
Members were asked to note that the community allotment plots were now on the waiting lists for both sites. They would probably be offered in the next Allotment year from October 2026.
- It was noted that Cllr D Johncock advised that a piece of land off Old Kiln Road in Flackwell Heath to the rear of Christ Church was being investigated by the vicar James Dwyer. There could be a potential to use this as part of the biodiversity project and also a community allotment which would assist with the waiting lists.
- OS/25/050 **Derehams Lane Recreation Ground**
Members were asked to note that the planning application submitted to Buckinghamshire Council was still waiting determination. The next steps for the project would depend on the planning outcome, however, a session for residents to drop in and discuss the proposals at the Loudwater Centre will be arranged.
- Members are asked to note that since the meeting Brocklehurst Architects have been in contact advising that they will be chasing the planning officer for feedback and an explanation as to the length of time the application has been waiting for determination.
- Members were asked to note that a TEAMS meeting had been arranged with the Delivery Manager from the Lawn Tennis Association on 3 February.
- OS/25/051 **Straight Bit Recreation Ground**
1 CCTV
Members were asked to note that following the last committee meeting when Cllr D Johncock queried the extension of the current CCTV on the site, the clerk obtained a quotation for the supply and install of an extra camera at the cost of £650.00. The recordings would be accessible on the office mobile phone.
- It was RESOLVED that;***
the quotation be approved and the extra CCTV camera ordered.
- 2 Flackwell Heath Bowls Club**
Members were asked to consider a request for a permit from the Bowls Club for a Gala Day in July with associated parking on the site.
- It was RESOLVED that;***
The request be approved with caveats as follows:
- ***There is to be a marshal in hi-vis on the gate at all times during the event to allow cars access to the site;***
 - ***The parking would only be permitted if the ground conditions were right (dry);***
 - ***This is a one-off event and permission for parking.***
- OS/25/052 **Biodiversity Project**
Members were asked to note that the Biodiversity Working Group met on Friday 21 November. The ward representatives for the project are Cllr D Johncock, Cllr K Wood and Cllr S Guy.

Members were also asked to note that following communication from the new chairman of Revive the Wye our representative, Cllr J Gurney, would be attending a meeting in February and will feedback.

A further Working Group meeting would be arranged shortly.

1 Orchard Green

Members were asked to note that the cut and collect was completed by an external contractor. Further work on this site would come under the Working Group who will develop a plan going forward.

OS/25/053

Railway Land

Members were asked to note that the work for the removal of the remaining larger overhanging trees along the bank, approved at the last meeting, had been completed. The consultant from Core Geotechnics Ltd attended the site on Wednesday 21 January and a further report was now awaited.

It was noted that, on receipt of the report, the consultant would be asked to attend a meeting so further discussion about the bank could take place.

OS/25/054

Winter Works Schedule

Members were asked to note the following itemised works that had been scheduled.

- **Beechwood Gardens, Loudwater** – tree and scrub work to be undertaken **in-house** to open the area **STARTED**
- **Flackwell Heath allotment site** – track to be re-surfaced, **in-house**
- **All areas** – ladder boards revarnished, **in-house**
- **Green Dragon Lane** – bollard installation

Members were also asked to note the following completed works.

- **King's Wood** – glades to be opened up by our contractor **COMPLETED**
- **Ashley Drive Allotment site** – new plot creation, **in-house COMPLETED**
- **Ashley Drive allotments** – lean-to – **COMPLETED**
- **Tylers Green Common posts** – to be re-instated –, **in-house COMPLETED**

OS/25/055

Committee Finances

1 Income & Expenditure

Members were asked to note the income and expenditure for month 9 (December)

OS/25/056

Questions from committee members and the public

Cllr West advised that the silt clearance from the pond on Beacons Hill had been cancelled due to a permit not being given for the placement of the skip.

He also advised that on Thursday 5 February he and Cllr Waters would be holding a Buckinghamshire Council surgery at St Peter's Church Café from 11am – 12.30pm. This will be one of a series of regular surgeries held in the area. It was hoped that it would help to gauge the interest for a residents' association in Loudwater.

Cllr Webb advised that the flagpole item had not been forgotten but should be an item for the Finance & General Purposes committee.

Cllr Webb also mentioned the new email addresses and that all members should, by the end of the month, be using their new addresses.

Cllr Guy mentioned the possibility of adding a signature and disclaimer to the emails. This would be an action for Redsquid.

In view of the confidential nature of the business to be considered it was RECOMMENDED that Council resolve to exclude the public and press from the remainder of the meeting as permitted under the Public Bodies (Admissions to Meetings) Act 1960.

Cllr West thanked the committee and left the meeting at 8.25pm

OS/25/057 **King's Wood**
Members were asked to receive an update from Cllr Webb. It was agreed that the item should be taken to full Council for further consideration. The clerk was asked to obtain further detailed information.

OS/25/058 **Accounts for payment**
Accounts for payment were circulated at the meeting for consideration by councillors.

It was RESOLVED that;

The following payments be approved; cheque payments to Clarity Copiers Ltd and Petty Cash; transfers to Active Enviopest, APS Window Company, Briants of Risborough Ltd, Castle Water, Graeme Christie, Cleaning with Sammi, Collison Tree Care Ltd, Gough Contractors Ltd, Payroll, P&TG Scouts, Reliance Auto Test, St Peters Church Loudwater, Tilhill Forestry, Wingrove Media and Cllr K Wood. Also, direct debits to Barclaycard, Barclays, Castle Water, Clear Business, EE, Motia Fuelcard Services Ltd, Grenke Leasing Ltd, HMRC, NEST, Peninsula, Quartix Ltd, Redsquid Communications Ltd, Shorts Group Ltd SSE and Trade Point (B&Q).

The chairman thanked members for their attendance and closed the meeting at 8.40pm

Date and time of next meeting: Thursday 21 May 2026 @ 7.30pm

CHEPPING WYCOMBE PARISH COUNCIL

WORKS & SERVICES COMMITTEE

"Cherish the past, adorn the present, construct for the future"

Report of the meeting held on **Thursday 12 February 2026** at **7.30pm** at the Council Office, Cock Lane, Tylers Green, High Wycombe, Bucks, HP10 8DS

-
- Present:**
- | | |
|------------------------------|-----------------|
| Cllr C Dodds - Chairman | Cllr S Guy |
| Cllr R Wilks – Vice-chairman | Cllr S Herron |
| Cllr L Johncock | Cllr K Wood |
| Cllr A Barron | Cllr L Townsend |
| Cllr J Gurney | Cllr C O’Leary |
| Cllr D Johncock (ex officio) | |
- Also present:** Ms W Thompson (Clerk of the Council)
Cllr J Waters (Buckinghamshire Council)
- WS/25/034 **Apologies for absence**
There were none.
- WS/25/035 **Declarations of members’ interests in items on the agenda**
There were none tendered.
- WS/25/036 **Delegated Action**
Members were asked to note the following delegated action by the Chairman of committee and the clerk since the last committee meeting in November:
- External PIR floodlights in yard replaced, depot heater switch issues investigated £244.00
- WS/25/037 **Offices, depot and warden’s house**
1 Washroom area refurbishment – workshop
Members were asked to note that the first-fix plumbing work was underway. Quotes for new flooring were being sought.
2 Equipment Maintenance
Members were asked to note the annual service of grounds equipment had been carried out, and that the required replacement shaft assembly, for the damaged flail, was at a cost of £3023.89.
- WS/25/038 **Cemeteries**
Members were asked to note that the topple test had been carried out at all cemeteries, and the Assistant Clerk was contacting grave owners to resolve the issues identified.
The paths at each cemetery were due to be weeded again.
1 Altona Road
Members were asked to note the following:
- The crown had been lifted on the Plane tree in the centre of the cemetery.
 - The gates were due to be rubbed down and repainted.
 - The photographing and uploading of memorials, to Find A Grave website, was continuing and remained an ongoing project.
- 2 Cock Lane**
Members were asked to note the following:
- The posts for the fence in the centre of the cemetery had been reset.
 - The front, left side, hedging would be replaced.
 - There had been recent issues with contractors using the car park, making access difficult for cemetery visitors. Consideration would be given to whether any changes were needed to the car park gate configuration and discussed at a later date.

3 Hammersley Lane Garden of Rest

Members were asked to note the following:

- The wall was due to be repaired with missing flints replaced.
- An initial inspection had indicated that the York stone path at St Margarets needed some repointing. A further, more detailed, inspection would take place to confirm exactly the work required.

WS/25/039

Footway Lighting

Members were asked to note the following:

- The insurance company had paid the claim for the damage caused to the lighting column in Glenmore Close. A replacement column had since been installed.
- A report of an obscured light in Buckingham Way had been received. The owners of the trees concerned had been contacted and completed work to cut back the offending branches.
- Sparkx, our lighting contractor, had advised that Zeta Specialist Lighting was in administration. Therefore no further repairs to Zeta lanterns could be carried out, instead replacements would need to be sought. We were awaiting further information on options from Sparkx, however the cost per replacement lantern was likely to be c.£300.00.

WS/25/040

Street Furniture

Members were asked to note that the annual bench survey had been completed and necessary repairs/improvement works would be carried out, in suitable weather conditions.

WS/25/041

Improving our footpaths project

Members were asked to receive a verbal update from Cllr Dodds, on behalf of Mr J Herschel. It had been decided to proceed with the project using Cllr Dodds report of footpaths WOO/26, CWY/62, CWY/66, CWY/56 and CWY/21 as a template, see attached. Reports would include footpath references, OS map references, condition notes and photographs. Completed reports would be submitted to Mr Herschel for compilation. Once all information had been recorded Mr Herschel would supply the final details to the deputy clerk, to be passed to Buckinghamshire RoW team and the Chiltern Society. It was noted that the Chiltern Society, as a charitable organisation, may require some assistance with funding for related remedial work they undertake.

WS/25/042

New Projects

Cllr L Townsend suggested the possibility of positioning a number of Happy To Chat benches in the parish. She would investigate potential site options, ready for further discussion at a later date.

WS/25/043

Committee Finances

Members were asked to note the committee's income and expenditure to Period 10 (January). The high cost for footway lighting was highlighted as a concern, however there was ongoing conversation between the clerk and SSE to resolve this.

WS/25/044

Questions from committee members and the public

Cllr Waters advised of a broken metal rail across a footpath between Hammersley Lane and Beacon Hill. He would supply details and photograph to the deputy clerk so it could be passed to the Buckinghamshire RoW team for action.

Cllr Waters advised a further release regarding the Bucks Local Plan was expected the following week. Once it had been published he would offer to arrange a meeting with CWPC planning committee.

Cllr Waters confirmed the date of 20 March 2026, 8pm at St Peters Church Hall, had been set for the initial community meeting attempting to re-instate a resident's group for Loudwater.

WS/25/045

Accounts for payment

Accounts for payment were circulated at the meeting for consideration by councillors.

It was RESOLVED that;

the accounts for payment be approved and cheque number 11475 be signed and that direct debits to Barclaycard, Castle Water, Clear Business, E-On Next, EE, Fuel Card Services, Nest, Peninsula, along with Bank Transfers to Active Enviropest, Briants of Risborough, Castle Water, Cleaning with Sammi, Cutting Edge Garden Machinery, GDT Fire Extinguishers, ICU Window Cleaning, Iris Software, Newco Electrical, K Saunders (expenses), Sparkx and W Thompson (expenses) also be approved for payment.

The chairman of the meeting thanked members for their attendance and closed the meeting at 8.20pm

Date and time of next meeting: Thursday 11 June 2026 @ 7.30pm

Signed:

Dated:

CHEPPING WYCOMBE PARISH COUNCIL

Finance and General Purposes Committee

Report of the meeting held on **Tuesday 3 March 2026 at 7.30pm** at the Council Office, Cock Lane, Tylers Green, High Wycombe Bucks HP10 8DS

The meeting was open to members of the public and press

Present:	Cllr A Barron – Chairman	Cllr C O’Leary
	Cllr I Forbes – Vice-chairman	Cllr R Wilks
	Cllr C Dodds	Cllr H Darch
	Cllr N Thomas	Cllr K Griffiths
	Cllr L Webb	Cllr D Johncock (ex-officio)
	Cllr K Wood (ex-officio)	

Also present: Cllr L Johncock

FGP/25/030 **Apologies for absence**
Apologies for absence were received and approved from Cllr Willis (medical).

FGP/25/031 **Declarations of members’ interests in agenda items**
Cllr Dodds declare an interest in agenda item **6.1 St Peter’s Church Grant** being a member of the congregation.

FGP/25/032 **Staff Matters -Absence Report**
Members were asked to receive a verbal report from the clerk on the sickness absence of staff since the last committee meeting in December. The clerk advised that there had only been one member of the grounds team absence through sickness and that was for a signed off period of 8 days.

FGP/25/033 **Health & Safety Report of any incidents**
Members were asked to note that there had been no incidents since the last committee meeting in December. The last notified incident had been on 25 March 2025, therefore being incident free for 232 working days as at the date of the agenda.

FGP/25/034 **Policies and Procedures**
1 Expenses Policy Review
Members were asked to note that initial discussions had taken place, and a meeting would be arranged. The policy will be brought back to the next meeting for consideration and recommendation to full Council.

2 Committee Terms of Reference
Members were asked to consider the Committee Terms of Reference with a view recommending re-adoption to full Council or amendment via each committee.

5.2.1 Finance & General Purposes Committee

5.2.2 Open Spaces Committee

5.2.3 Works & Services Committee

5.2.4 Planning Meeting

5.2.5 Staff Committee

It was RESOLVED that;

all Terms of Reference to be reviewed and brought back to the next Finance & General Purposes committee meeting for further consideration.

It was noted that Cllr D Johncock had already looked at the Planning Meeting Terms and would share them with the members of the meeting for comment.

FP/25/035 **Grants**
Members were asked to note that there was currently £9,634.19 remaining in the budget.

1 St Peter's Church, Loudwater

Members were asked to consider for recommendation to full Council a request from St Peter's Church, Loudwater for a sum £8,000 to support ongoing outreach projects.

It was RESOLVED that;

the request for £8,000 be recommended to full council for approval with the caveat that the parish council support be recognised by the church on their publicity and the parish council to receive a 6 monthly feedback report on the use of the funds. This is not to be a recurring grant.

It was noted that Cllr Forbes abstained from the vote.

It was noted that the Publicity Policy would have to be reviewed considering this grant award.

2 Flagpole, Flackwell Heath

Members were asked to consider a proposal from Cllr Griffiths to purchase a flagpole for Flackwell Heath.

It was RESOLVED that;

that this item be deferred to the next meeting with information on location and cost of the flagpole with a supporting 50% match funded request from the Flackwell Heath Residents' Association.

FGP/25/037

Community Board

Members were asked to note that the next Community Board meeting will be held on 26 March 2026. Cllr D Johncock will be the representative from the Parish Council. Members were asked to note that a meeting was held with our Community Board Manager, Sofia Comer, Cllr D Johncock, Cllr M West and Cllr J Waters to talk about local initiatives – specifically the re-establishment of a residents' society for Loudwater.

It was noted that Cllr D Johncock had managed to get funds ring-fenced for a website for the Loudwater Centre.

FGP/25/038

Neighbourhood Action Group (NAG)

Members were asked to note that the most recent meeting had been held on Thursday, 19 February at 7pm in the Tylers Green Village Hall.

FGP/25/039

Publicity

Members were asked to consider the proposals from the Publicity working group, with a view to recommending the changes to full Council.

It was RESOLVED that;

The proposals from the Publicity working group be recommended to full council for approval.

FGP/25/040

Investing – CCLA

Members were asked to note that the current balance held with the CCLA - **£509,194.77** as of 5 February 2026 following the approval and transfer of the extra £250k investment, and that we were receiving around 3.80% investment return.

FGP/25/041

Derehams Recreation Ground – Ecology Surveys for Planning

Members were asked to consider the quotation for the ecology survey as requested to support the planning application for the site.

It was RESOLVED that;

The quotation be approved.

FGP/25/042

Appointment of Internal Auditor

Members were asked to consider, for recommendation to full council, the re-appointment of Mr E Newhouse as Internal Auditor for the financial year 2025/26.

It was RESOLVED that;

Mr Newhouse be recommended to full council for re-appointment as Internal Auditor for the current financial year.

Budget**1 Committee Finances (Period 10) January**

Members were asked to note the summary of income and expenditure by committee.

2 Council Finances (Period 10) January

Members were asked to note the summary of the Council's financial position.

3 Community Infrastructure Levy (CIL)

Members were asked to note the budget line for CIL at £61,923.82. These funds can be used for;

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- anything else that is concerned with addressing the demands that development places on an area

The amounts need to be spent within a timeframe as below:

£9,112.44	2025/26
£31,767.33	2026/27
£7,975.22	2027/28
£13,049.03	2028/29
19.80	2029/30

It was noted that Cllr Wood mentioned the need for new flooring at the Loudwater Centre which would fall within the above criteria. The sum required was £9,239.00. Cllr Wood was asked to provide a grant application to full council for consideration.

Questions from council members and the public

There were no questions.

Accounts for Payment

Accounts for payment were circulated at the meeting for consideration by councillors.

It was RESOLVED that;

the accounts for payment be approved as follows; Bank Transfers to Barclays (payroll), Briants of Risborough, Bucks & MK Association of Local Councils, CG Tree & Garden Services Ltd, Chiltern Society, Clarity Copiers (HW) Ltd, Cleaning with Sammi, Instant Landscapes Ltd, K&S Walker Ltd, Newco Electrical, SparkX Ltd, Speedy Fuels Ltd and SSE along with direct debits to Barclays, Castle Water, EE, HMRC, Nest, Peninsula Business Solutions, Redsquid Communications, Shorts Group, SSE, and Trade UK.

The chairman of the committee thanks members for their attendance and closed the meeting at 8.46pm

Date and time of next meeting: Thursday 16 April 2026 @ 7.30pm

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

23 December 2025

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 A Barron Cllr C Dodds
 Cllr H Darch Cllr S Guy
 Cllr N Thomas Cllr L Townsend

Cllr C Dodds was chairman of the meeting.

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

Ref	Property Address	Proposal	Comment
PL/25/5250/TP	36 Stretton Close Tylers Green Buckinghamshire HP10 8EW	Remove the end weight of lateral branches by 1.5-2.5 metres due to recent failures of branches and the need to prevent future damage to both the tree and to prevent damage to the building x 1 Cedar (T1)	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/25/4992/FA	7 Cherrywood Gardens Flackwell Heath Buckinghamshire HP10 9AX	Ground and First floor rear and side extensions. Partial demolition of existing Garage	No comment.
PL/25/4753/TP	Field House Beacon Hill Penn Buckinghamshire HP10 8ND	Raise canopy by 2 metres x 6 Oak (T1, T2, T4, T5, T8 & T9), x 1 Purple Plum (T3), raise canopy by 2.5m x 1 Beech (T6), as too low and general maintenance, remove to ground level as has severe decay and a large cavity at the base of the tree and is leaning over the neighbour's garden x 1 Horse Chestnut (T10) and is nearly dead, with a severe case of Ash die back x 1 Ash (T11)	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 for any tree removed we request that replacements be planted; species to be suggested by arboriculturist.
PL/25/4978/VRC	128 Heath End Road Flackwell Heath Buckinghamshire HP10 9EW	Variation of conditions 2 (approved plans) and 3 (non-mains sewerage) attached to planning permission 25/06547/FUL (Construction of dayroom) to allow for the	No comment.

		increase in size of the dayroom and to provide information required in condition 3	
PL/25/5226/VRC	Kingsmead Business Park Frederick Place Loudwater Buckinghamshire HP11 1JU	Variation of conditions 4 (Public Access) and 5 (Hours of operation) attached to planning permission 13/06445/FUL (Demolition of existing security building to front & erection of new central Hub building housing security & new business park cafe, creation of new central square area with improvement works to the central carpark and entrance areas including new landscaping) to allow public cafe use and opening hours of 07:00-23:00 Monday to Sunday, including Bank and Statutory Holidays, with indoor and outdoor seating	No comment.
PL/25/5059/FA	Mayflower Cottage London Road Loudwater Buckinghamshire HP10 9RF	Demolition of an existing outbuilding and the construction of a detached self-contained residential annexe.	CWPC is concerned that there is potential for this proposal to lead to overdevelopment of the site, should the application be permitted. The property is situated within greenbelt, therefore we request further information regarding plans for the site of the original out building once it has been removed; the existing base should be entirely removed and the ground landscaped.
PL/25/6105/FA	132 Straight Bit Flackwell Heath Buckinghamshire HP10 9NH	Demolition of existing rear single storey rear structure and replacement single storey rear extension with internal alterations	No comment.

ADDENDUM:

Ref	Property Address	Proposal	Comment
PL/25/5191/FA	16 Sedgmoor Road Flackwell Heath Buckinghamshire HP10 9AU	Erection of rear roof dormer extension	No comment.
PL/25/4729/FA	Blandings Hammersley Lane High Wycombe Buckinghamshire	Construction of a pitched roof pergola with sunken seating in rear garden (part retrospective)	CWPC objects to this proposal for the below reasons: The position of the structure is situated too close to the

	HP13 7BY		boundary with the neighbouring property, and at a height of 3.57m would be overbearing. CWPC views this as overdevelopment of the site.
PL/25/5374/FA	Joma 53 Kite Wood Road Tylers Green Buckinghamshire HP10 8HH	Garage extension and conversion to create a utility area and garden room, together with the extension and re-pitching of the existing conservatory roof	No comment.

4. Questions from members

There were none.

The chairman thanked those present and closed the meeting at 12.23pm

Date & time of next meeting: Tuesday 13 January 2026 @ 12 noon, on Teams

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

13 January 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 A Barron Cllr R Wilks
Cllr H Darch Cllr S Guy
Cllr L Townsend

Cllr H Darch was chairman of the meeting.

- 1. Apologies for Absence**
No apologies for absence were received.
- 2. Declarations of Interest and Code of Conduct**
There were no declarations.
- 3. Applications for consideration**

Ref	Property Address	Proposal	Comment
PL/25/5344/FA	50 Fennels Way Flackwell Heath Buckinghamshire HP10 9BY	Replacement self-build dwellinghouse.	No comment.

- 4. Questions from members**
 - Cllr Wilks highlighted the letter received today from Berkeley Homes, regarding their intent to submit a planning application for a development on the land east of Spring Lane, Flackwell Heath. Cllr Townsend advised she had already made a request to meet with Berkeley Homes regarding the same, as part of her role with Buckinghamshire Council. She would provide feedback to CWPC in due course.
 - Cllr Darch highlighted the planning appeal submitted for [25/06533/PIP](#) Land Adjacent Hilltop, Hammersley Lane. Once he had received further feedback from the other Tylers Green councillors a formal response would be submitted. He would forward the appeal documents to Cllrs Townsend and Barron for their attention.
 - Cllr Guy asked that the Deputy Clerk following up the outstanding minutes from DevComms again, regarding the meeting held on 1 October 2025 about [PL/25/2353/FA](#) Gomm Valley.
 - Cllr Townsend confirmed that application [PL/25/4200/FA](#) had been refused.

The chairman thanked those present and closed the meeting at 12.17pm

Date & time of next meeting: Tuesday 27 January 2026 @ 12 noon, on Teams

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

27 January 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 A Barron Cllr D Johncock
 Cllr H Darch Cllr S Guy
 Cllr L Townsend Cllr N Thomas

Cllr D Johncock was chairman of the meeting.

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

Ref	Property Address	Proposal	Comment
PL/25/5771/FA	15 Kite Wood Road Tylers Green Buckinghamshire HP10 8HH	Single storey rear extension	No comment.
PL/25/5847/TP	57 Kings Ride Tylers Green Buckinghamshire HP10 8BP	T1 Oak- prune back lateral branches by 2-3m. (11/1970/WR)	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/25/5841/FA	Sylvan Beacon Hill Penn Buckinghamshire HP10 8NJ	Replacement self-build detached dwellinghouse together with detached outbuilding, bin store and 2 x air-source heat pumps and associated fencing, hardstanding and landscaping works.	No comment.
PL/25/6005/FA	16 Nash Place Tylers Green Buckinghamshire HP10 8ES	Single storey side/rear extension and part garage conversion	No comment.
PL/25/6411/TP	16 Sedgmoor Close Flackwell Heath Buckinghamshire HP10 9BH	Reduce canopy by removing up to 2 m apical and lateral growth, crown lift to 4 m from ground level, reduce easterly lowest limb by 2 m back to secondary pruning point so low limb is back within canopy profile and remove to source lowest	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.

		westerly limb to reduce suppression over patio, cuts approximately 120 mm emanating from a stem of 400 mm as part of ongoing maintenance x 1 Oak (T1)	
PL/25/6759/TP	Penn School Church Road Penn Buckinghamshire HP10 8LZ	Reduce lateral branches by up to 3m x 1 Yew (T1)	We note this falls within the conservation area, and has an Area TPO in place. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
PL/25/6571/TP	5 Sedgmoor Close Flackwell Heath Buckinghamshire HP10 9BH	Reduce crowns by removing up to 2 m apical and lateral growth for good maintenance and to contain trees at current size x 1 Oak (T1 & 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/25/6495/TP	34 Swains Lane Flackwell Heath Buckinghamshire HP10 9BU	Remove as has multiple fruiting bodies of Inonotus Hispidus growing on stems on the house side of the tree 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.
PL/25/6091/FA	Edenhurst London Road Loudwater Buckinghamshire HP10 9RB	Two-storey side/rear extension and side dormer at roof level with rooflight and fenestration alterations	No comment.
PL/25/6404/FA	10 Taplin Way Tylers Green Buckinghamshire HP10 8DW	Two-Storey Side Extension & Single-Storey Side and Rear Extension	No comment.
PL/25/6540/FA	Westlands 4 Glebelands Tylers Green Buckinghamshire HP10 8EE	Construction of pergola	No comment.

4. Questions from members

- Cllr Darch advised he had not yet had any response to his proposed appeal statement in regard to [25/06533/PIP](#) Land Adjacent Hilltop, Hammersley Lane. He had asked Tylers Green councillors to comment by 30 January 2026, and from there would confirm, to the Deputy Clerk, the statement to be submitted.
- Cllr Johncock highlighted the meeting held between CWPC and Berkeley Homes, regarding their proposed application for a development on land east of Spring Lane, on 26 January 2026 as very positive. Cllr Townsend advised that she (as Buckinghamshire Council) had also had a positive

meeting with them the previous week. Both councillors agreed that there was some question over the proposed area being entirely grey belt, and that further consideration was needed regarding access to/from the site. In addition, it was highlighted that, should the development go ahead, there may be opportunity to work together with the developer on some aspects such as biodiversity and play areas.

The chairman thanked those present and closed the meeting at 12.19pm

Date & time of next meeting: Tuesday 17 February 2026 @ 12 noon, on Teams

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.

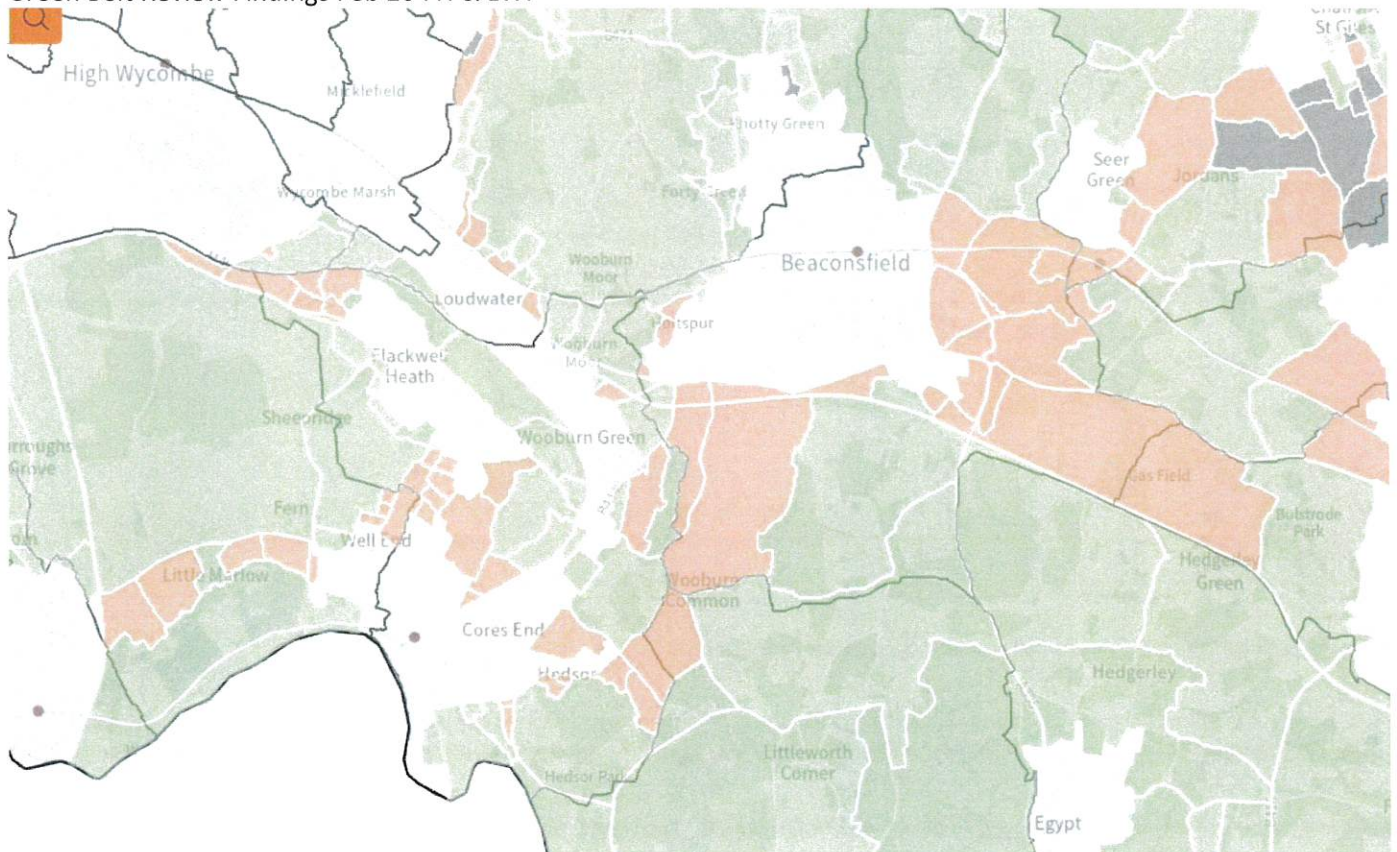
4. Questions from members

- 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:



CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

3 March 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 A Barron	Cllr R Wilks
Cllr H Darch	Cllr S Guy
Cllr D Johncock	Cllr N Thomas
Cllr L Townsend	

Cllr S Guy was chairman of the meeting.

1. Apologies for Absence

No apologies were received.

2. Declarations of Interest and Code of Conduct

Declarations of interest were received as follows:

- Cllr Darch - PL/26/00934/TP, Autumn Tints – family friend
- Cllr Johncock - 24/06425/FUL, Aries House – has an interest in purchasing
- Cllr Thomas - PL/26/00255/FA, 9 Derehams Avenue – friend of adjoining neighbour

Received via email, in advance of meeting, as not in attendance:

- Cllr O'Leary - PL/26/00934/TP, Autumn Tints – close neighbour

3. Applications for consideration

Ref	Property Address	Proposal	Comment
PL/26/01064/KA	Tyler Cottage Church Road Tylers Green Buckinghamshire HP10 8EG	Reduce height by approx 2 to 3m and shape as required for optimum condition/shape x 1 Yew (T1), reduce by approx 1m and shape as required for optimum condition/shape x 1 Cherry (T2), trim back from roadside, reduce by 0.5 metres and shape as required for optimum condition/shape x 1 Holly (T3), reduce by approx 1 to 2m around and shape to retain topiary shape as required for optimum condition/shape x 1 Yew (T4), reduce by approx 1 to 1.5m and shape as required for optimum condition/shape x 2 Laburnum (T5 & T6), reduce by 0.5 metres and shape as required for optimum condition/shape x 1 Purple Plum (T7), reduce by 0.5 metres and shape as required for optimum condition/shape x 2 Apple (T8 & T9) and reduce by approx 1m and shape as required for optimum condition/shape x 1 Holly (T10).	In light of the fact this address falls within the conservation area, any works to be carried out must be only with the full approval of the Bucks Council Wycombe Area's tree consultant.

PL/26/00934/TP	Autumn Tints Kingswood Avenue Tylers Green Buckinghamshire HP10 8DR	Reduce lateral limbs by approximately 3m to a suitable growth to give clearance of the building by 3m. Then reduce any laterals in the upper canopy by no more than 2m to keep a suitable form x 1 Oak (T1), crown lift to approximately 5m and reduce any upper canopy laterals by no more than 2m to allow for the construction of a fence to secure the garden for the children and pets x 1 Beech (T2) and crown lift to approximately 5m and reduce any upper canopy laterals by no more than 2m to allow for the construction of a fence to secure the garden for the children and pets x 1 Beech (T3)	Comment submitted in advance of meeting by Cllr I Forbes: 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/26/00298/FA	24 Cherry Tree Way Tylers Green Buckinghamshire HP10 8DQ	Front porch. Part single and part two storey side extension. Single storey rear extension	No comment
PL/25/6201/FA	19 Oakland Way Flackwell Heath Buckinghamshire HP10 9ED	Erection of a two storey 1 bedroom dwelling on land adjacent to 19 Oakland Way	CWPC strongly objects to this application. It would lead to overdevelopment of the site. We are in agreement with the preplanning advice which states the development would be cramped and out of keeping with the street scene. There are concerns that approval would set a precedent in the road, which is a single lane with no parking provision other than existing driveways. CWPC requests this application is called in to the Planning Committee, should Buckinghamshire Council be minded to approve the plans.
PL/26/00255/FA	9 Derehams Avenue Loudwater Buckinghamshire HP10 9RN	Single storey rear extension (part retrospective)	No comment
PL/26/00354/FA	37 Woodside Avenue Flackwell Heath Buckinghamshire HP10 9LG	Demolition of existing garage outbuilding and construction of a single storey front/side extension.	No comment

PL/26/00386/FA	64 Ashley Drive Tylers Green Buckinghamshire HP10 8AZ	Single storey rear extension and amendments to existing fenestration	No comment
PL/26/00543/FA	52 Heath End Road Flackwell Heath Buckinghamshire HP10 9EU	Construction of a single storey outbuilding ancillary to main dwelling with a new front glass pergola (part-retrospective).	No comment
24/06425/FUL	Aries House Straight Bit Flackwell Heath Buckinghamshire	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	CWPC strongly objects to this application. With the amended/additional plans reviewed our original stance remains. The elevations are unchanged and therefore the development would still be overbearing in the street scene, given the increased build height. The provision for parking is insufficient as the majority of residents would rely on having their own vehicle(s) due to the poor bus service available in the locality. There is also insufficient parking provision for mobility parking, given the application is for 40 retirement apartments. The area already struggles with a lack of parking availability for shoppers, this has not been addressed on the application despite it providing retail units on the ground floor. There is lack of infrastructure in the area to support this number of additional residents. Most notably GP surgeries, with residents already having to travel to Loudwater and Bourne End. Old Kiln Road is already very busy and with additional residences this would increase. The planned extension to the front of the building raises concerns relating to the vision splay for drivers exiting the road onto Straight Bit. Should Buckinghamshire Council be minded to approve this application, CWPC request it is called in to the Planning Committee for determination.

4. Questions from members

- Cllr Johncock advised that he and Cllr Townsend were due to meet with Wooburn & Bourne End Parish Council the same day, to have a discussion around submitting a joint response to the Bucks Local Plan in respect of

the land highlighted for potential development between Flackwell Heath, Wooburn Green and Bourne End. There would be further discussion on this subject at the CWPC Informal Meeting to be held on 12 March 2026.

- Cllr Johncock asked that a representative from each ward provide a response to the Community Facilities survey requested by Buckinghamshire Council. It was suggested Cllr Johncock would complete the survey for Flackwell Heath, Cllr Guy for Loudwater and Cllr Darch for Tylers Green. The deputy clerk would be asked to assist where necessary.
- Cllr Johncock advised that the Terms of Reference for the Planning Meetings required updating. He had completed a draft to be shared with the report of this meeting. This would then be taken to F&GP for full consideration.
- Cllr Thomas highlighted the short space of time between the Informal Meeting and the deadline for the response to the Bucks Local Plan. Cllr Johncock advised that the latest information on the Bucks New Local Plan had been circulated to all Members for comment and that Ward planning reps would put together a consolidated response for their Ward prior to the Informal Meeting.

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

Date & time of next meeting: Tuesday 24 March 2026 @ 12 noon, on Teams