

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