

CHEPPING WYCOMBE PARISH COUNCIL



COUNCIL AGENDA

Members of the council are summoned to attend the Council meeting to be held on **Thursday, 30 April 2026 at 7.30pm** at the Council Chamber, Cock Lane, Tylers Green, Bucks HP10 8DS

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 19 March 2026(Pages 3-6)

4. Finance & General Purposes Committee

To CONSIDER the attached report of the Committee meeting held on Thursday 16 April 2026 (Pages 7-9)

5. Planning Meetings

To CONSIDER the attached reports of the Planning Meetings held on 24 March 2026 (pages 10-12) and 7 April 2026 (pages 13-15)

Council is also asked to NOTE the schedule of applications from March to April **APPENDIX A** (page 16), showing eventual outcomes of the parish council submitted objections.

6. Policies and Procedures

Council is asked to CONSIDER the recommendation from the Finance & General Purposes Committee to re-adopt the following policy documents which can be found on the parish council website www.cwpc.org.uk , however if anyone would like to have a copy prior to the meeting please contact the office. Council is asked to NOTE that no changes are proposed.

6.1 Information & Data Protection Policy

6.2 Document Retention & Disposal Policy

6.3 IT Security and Acceptable Use

6.4 Data Breach Policy

6.5 Standing Orders

6.6 Financial Regulations

6.7 Complaints Procedure

6.8 Planning Meeting – Terms of Reference APPENDIX B (pages 17-18)

6.9 Staffing Panel – Terms of Reference APPENDIX C (page 19)

Council is asked to NOTE that the Publicity Policy has been deferred as revisions are required to bring the policy up to date.

7. Annual Return and Governance Statement

Council is asked to CONSIDER the recommendation from the Finance & General Purposes Committee to APPROVE for signature the completed annual return and governance statement. **APPENDIX D** (pages 20-26)

Council is asked to NOTE the dates for the exercise of public rights being 3 June to 14 July 2026. **APPENDIX E** (page 27)

8. Biodiversity Plan – Orchard Green, Flackwell Heath

Council is asked to NOTE the updated plan and the progress made on the site. The working group met on 15 April to discuss plans for the sites involved in the project; Council is asked to NOTE the record of the meeting. **APPENDIX F** (pages 28-31)

9. Meeting Date – Annual Parish Meeting REMINDER

Council is asked to NOTE the Annual Parish Meeting date – Wednesday, 13 May 2026. The meeting will start at 7pm and will be held at the Council Offices, Cock Lane.

10. Meeting Date Change – Open Spaces

Council is asked to CONSIDER and, if so minded, APPROVE the date change for the next Open Spaces committee from Thursday, 21 May 2026 to Thursday 28 May 2026

11. Questions by Members of the Council

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

12. 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.

In view of the confidential nature of the business to be considered it is 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.

13. Chairman's Update

Council is asked to RECEIVE an update from the Chairman on staffing matters.

14. Accounts for Payment

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



Wendy Thompson
Clerk of the Council
23 April 2026

Date & Time of Next Meeting: Tuesday 23 June 2026 @ 7.30pm

CHEPPING WYCOMBE PARISH COUNCIL

Report of the Council meeting held on **Thursday, 19 March 2026 at 7.30pm** at the Council Chamber, Cock Lane, Tylers Green, Bucks HP10 8DS

The meeting was open to the public and press

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

Also present: Cllr J Waters (BC), Cllr P Drayton (BC), Cllr S Wilson (BC) and Cllr J Merry (PPC)

FC/25/058 Apologies for Absence

Apologies were received and approved from Cllr J Gurney (holiday). Late apologies were received after the meeting from Cllr L Webb (business).

FC/25/059 Declarations of Interest and Code of Conduct

Declarations were received from Cllr D Johncock for **Agenda Item 16 Accounts for Payment** being in receipt of an expense's payment. Cllr Dodds for **Agenda Item Grants 10.1 St Peter's Church** being a member of the congregation and Cllr Wood for **Agenda item Grants 10.2 Loudwater Centre** being the Chairman of Trustees for the centre.

The Chairman asked to suspend standing orders to re-order the meeting and bring forward **Agenda Item 11 Penn & Tylers Green Conservation Area Re-Appraisal**. Council approved the re-ordering.

FC/25/060 Penn & Tylers Green Conservation Area Re-Appraisal

Following an approach from Penn Parish Council in relation to the above, Council was asked to consider the paper from Cllr Forbes with a view to approving an expenditure of up to £5,000 as a contribution towards the re-appraisal.

***It was RESOLVED that;
Council would not approve funding for the Conservation Area Re-Appraisal.***

Vote: 2 For, 7 Against and 5 abstained.

Cllr J Merry thanked those present and left the meeting at 7.55pm

FC/25/061 Council Minutes

Council was asked to consider the minutes of the Council meeting held on Thursday 18 December 2025.

***It was RESOLVED that;
the minutes were an accurate record of the meeting and were approved.***

FC/25/062 Open Spaces Committee

Council was asked to consider the report of the Committee meeting held on Thursday 29 January 2026.

Cllr Darch asked if there had been any movement on **OS/25/047 2 Widmer Pond** and **3 Bus Stop**. The Clerk advised that no further progress had been made on either item.

***It was RESOLVED that;
the report be approved as an accurate record.***

- FC/25/063 **Works & Services Committee**
Council was asked to consider the report of the Committee meeting held on Thursday 12 February 2026.
- It was RESOLVED that;
the report be approved as an accurate record.***
- FC/25/064 **Finance & General Purposes**
Council was asked to consider the report of the Committee meeting held on Tuesday 3 March 2026.
- Cllr D Johncock highlighted the review of the Committee Terms of Reference. Cllr Barron advised that the Finance and General Purposes committee Terms would be the first to be reviewed and would be the marker for a template/layout for the other committees.
- It was RESOLVED that;
the report be approved as an accurate record.***
- FC/25/065 **Planning Meetings**
Council was asked to consider the reports of the Planning Meetings held on 23 December 2025 13 January 2026, 27 January 2026, 17 February 2026, and 3 March 2026. The reports were noted.
- Council was also asked to note the schedule of applications from December to March, showing eventual outcomes of the parish council submitted objections.
- Cllr Darch advised that the application for Tycoed, Hammersley Lane had been approved, and the Condition 6 had been removed. Cllr Darch also advised that the office had received several contacts from the architect for White Rose Cottage requesting to meet.
- FC/25/066 **Publicity**
Council was asked to consider the recommendation from the Finance & General Purposes committee to approve the proposals from the Publicity working group.
- It was RESOLVED that;
the Publicity working group proposals be approved.***
- During the working group meeting the Parish Council logo was mentioned, it was felt that there was a need for a refresh. Council was asked to consider the options tabled at the meeting.
- It was RESOLVED that;
further work on the designs for consideration would be produced before any decision would be made.***
- FC/25/067 **Section 137 Expenditure Limit 2026/27**
Council was asked to note that the Ministry of Housing, Communities and Local Government had 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.
- FC/25/068 **Grants**
1 St Peter's Church, Loudwater
Council was 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.

***It was RESOLVED that;
the grant of £8,000 be approved and paid from Grants (S137).***

Vote: 11 For and 3 abstained

It was noted that the church would be asked to provide photographs from the projects for the parish's social media.

Loudwater Centre

Council was asked to consider a request from The Loudwater Centre for assistance to replace the flooring of the upstairs hall at a cost of £9,239.00.

***It was RESOLVED that;
the grant of £9,239.00 be approved. The funds to come from CiL (Community Infrastructure Levy).***

FC/25/069 Re-appointment of Internal Auditor

Council was 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.

***It was RESOLVED that;
the re-appointment of Mr Newhouse as Internal Auditor for the financial year 2025/26 be approved.***

FC/25/070 Back Office

Council was asked to consider 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.

***It was RESOLVED that;
the re-purposing of the back office for an archive space be approved.***

FC/25/071 Annual Parish Meeting

Council was 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.

Cllr P Drayton thanked the meeting and left at 8.32pm

FC/25/072 Questions by Members of the Council

- Cllr Darch asked about the joint meeting with Wooburn and Bourne End Parish Council to work on a response to the Bucks Local Plan.
Cllr Johncock advised that an extension of a week had been given following a representation from Cllr S Wilson. A joint response would be forthcoming. Wooburn & Bourne End had undertaken an excellent review of the documentation. The response would be sent on Monday 23 March.
- Cllr Wilks advised that he was having an issue with Outlook and his iPad was continually freezing.

FC/25/073 Public Participation

Cllr Wilson apologised for not attending meetings before and would try to attend in the future. He mentioned the Local Plan and that 6.5k responses across the County had been received. Cllr Waters advised of the public meeting on 20 March in relation to the work he was doing in Loudwater in tandem with the Community Board to garner interest in a residents Society.

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 11476 to 11480 be signed and that direct debits to Barclaycard, Castle Water, Clear Business (Unicom), EE, E-On Next, Shell (Fuel Card Services), HMRC, Redsquid Communications, Shorts Group Ltd, SSE and Trade UK along with a transfers to Active Enviropest, BMKALC, Bucks Fire and Security Ltd, Castle Water, Clarity Copiers (HW) Ltd, Core Geotechnics Ltd, Country Supplies, Grange Security Systems, Cllr D Johncock, Lyreco, Nisbets, Barclays and W Thompson.

The Chairman thanked members for their attendance and closed the meeting at 8.50pm

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

CHEPPING WYCOMBE PARISH COUNCIL

Finance and General Purposes Committee

Report of the meeting to be held on **Thursday 16 April 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 L Webb
	Cllr K Griffiths	Cllr D Johncock (ex-officio)

Also present: Cllr L Johncock

- FGP/25/046 **Apologies for absence**
Apologies for absence were received and approved from Cllr K Wood (diary clash) and Cllr N Thomas (diary clash)
- FGP/25/047 **Declarations of members’ interests in agenda items**
The following councillors declared an interest in Agenda Item 10 Accounts for Payment being in receipt of expenses payments: Cllr A Barron, Cllr C Dodds, Cllr I Forbes, Cllr R Wilks and Cllr H Darch.
- FGP/25/048 **Staff Matters**
1 Staff 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 February. The clerk advised that one member of the grounds team had been absent for a period of 5 days with a chest infection.
- FGP/25/049 **Health & Safety Report of any incidents**
Members are asked to NOTE were asked to note that there had been no incidents since the last committee meeting in February. The last notified incident was on 25 March 2025, therefore being incident free for 263 working days as at the date of the agenda.
- FGP/25/050 **Policies and Procedures**
Members were asked to consider for re-adoption at the next full council the following policy documents which can be found on the parish council website www.cwpc.org.uk.
- 1 Information & Data Protection Policy**
It was RESOLVED that;
the Information & Data Protection Policy be recommended to full Council for re-adoption.
 - 2 Retention & Disposal Policy**
It was RESOLVED that;
the Retention & Disposal Policy be recommended to full Council for re-adoption.
 - 3 Management of Transferable Data Policy**
Members were asked to consider the above policy and the clerk advised that this policy was now obsolete. The new IT policy would be taken to full Council in its place.
 - 4 Data Breach Policy**
 - 5 Standing Orders**
 - 6 Financial Regulations**
It was RESOLVED that;
The Data Breach Policy, Standing Orders and Financial Regulations were up to date and recommended to full Council for re-adoption.

- 7 **Publicity Policy**
It was RESOLVED that;
this policy be deferred and revised following further discussion.
- 8 **Complaints Procedure**
It was RESOLVED that;
the Complaints Procedure be recommended to full Council for re-adoption.
- 9 **Councillor Training Policy (draft)**
Members were asked to consider the draft Policy with a view to agreeing the principles of the document and recommending it for adoption at the next full Council.
- Following a short discussion on wording and implementation.
- It was RESOLVED that;*
the Councillor Training Policy be recommended to full Council for adoption.
- 10 **Finance & General Purposes Committee Terms of Reference**
Members were asked to consider the revised Committee Terms of Reference for approval at the next full Council meeting.
- It was RESOLVED that;*
the Terms of Reference be deferred until the structure of Committees be agreed. This item will be brought back for consideration in October.

FGP/25/051 **Neighbourhood Action Group (NAG)**
Members were asked to note minutes from the last NAG meeting held on 19 February 2026. Cllr D Johncock advised that the Drugs Awareness leaflet had been completed and was in circulation. Copies will be given to the office for placing in the noticeboards.

Members were asked to note the next NAG meeting will be held in the Tylers Green Village Hall on 26th May 2026 and the AGM will be in September. Cllr Johncock advised that he would be stepping down as Chairman.

Cllr Barron thanked Cllr D Johncock for all the work he had done with the NAG

FGP/25/052 **Publicity**
Members were asked to consider the drafts of the new version of the parish council newsletter being mindful of content and design, with a view to approving next steps.

Copies were also tabled as further revisions had been made. Circulation was seen to be an issue, as at the time of the meeting 49 people had signed up to the newsletter. A further meeting of the working group would take place as soon as possible to find ways of delivering copies.

It was RESOLVED that;
The second version of the newsletter was preferred with the extra colour and was approved for circulation.

The clerk advised that a quotation for 400 copies had been received from the printers and that this would be actioned.

FGP/25/053 **Investing – CCLA Update**
Members were asked to note that the agreed sum of £500k had been deposited with CCLA. During the month of March, we received £1,474.44 in interest which equates to 3.75%. The current balance to the end of March is £512,254.11.

FGP/25/054

Annual Return and Governance Statement

Members were asked to note that the Internal Audit took place on Wednesday 8 April, Mr Newhouse undertook an inspection of the accounts that took just under 2 hours, Cllr Barron was also present.

Members received a verbal report from the chairman of committee who explained how the audit worked and that the parish had been given a clean sheet. Report attached.

Members were asked to consider the completed Annual Return and Governance Statement with a view to recommending for approval and signature by the chairman at full council.

It was RESOLVED that;

the Annual Return and Governance Statement be recommended to full Council for signature by the chairman of Council

Members thanked the clerk for the excellent audit result, and this was noted as a reflection of the high professional performance of the clerk. Cllr D Johncock asked for a vote of thanks for the clerk.

FGP/25/055

Budget

1 Council Finances (Period 12) Outturn

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

2 Committee Finances (Period 12) Outturn

Members were asked to note the Committee's yearend position.

3 Community Infrastructure Levy (CIL)

Members were asked to note that the budget line for CIL currently stands at £52,685. These funds are to be used for community benefit and need to be spent within a timeframe as below:

£31,640.95	2026/27
£7,975.22	2027/28
£13,049.03	2028/29
19.80	2029/30

FGP/25/056

Questions from council members and the public

Cllr Griffiths asked if there had been any update on the Derehams planning application.

The clerk advised that the Planning Officer was still waiting for a response from Sport England.

Cllr Wilks advised that there was graffiti on the tower slide at Straight Bit.

Cllr D Johncock asked that a photograph be taken and sent to the police.

The clerk to ask the grounds team to remove the graffiti after taking a photograph.

FGP/25/057

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 11481 be signed and that direct debits to Barclays, Buckinghamshire Council, Clear Business (Unicom), EE, E-On Next, Shell (Fuel Card Services), HMRC, NEST, Peninsula Business Solutions, Quartix, and SSE along with a transfers to Active Enviropest, APS Window Company, Cllr Barron, BMKALC, Castle Water, Cleaning with Sammi, Cllr Dodds, Mr E Newhouse, Cllr Forbes, Gallagher Insurance, Loudwater Centre, Nisbets, Nomix Enviro, Barclays payroll, PF & DF Gray, Reliance Auto Test, RFJ & C Carington, St Peters Church, W Thompson, Cllr Wilks and Cllr Wood.

The chairman of the meeting thanked members for their attendance and closed the meeting at 8.34pm

Date and time of next meeting: Thursday 8 October 2026 @ 7.30pm

**CHEPPING WYCOMBE PARISH COUNCIL
PLANNING MEETING
24 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 H Darch Cllr N Thomas
Cllr D Johncock

Cllr D Johncock was chairman of the meeting.

1. Apologies for Absence

Apologies were received from Cllr A Barron, Cllr L Townsend and 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/26/00746/FA	3 Kings Ride Tylers Green Buckinghamshire HP10 8BJ	Demolition of the existing garage and construction of a part two storey, part single storey extension to the side, rear and front	No comment
PL/26/00873/FA	44 Wheeler Avenue Tylers Green Buckinghamshire HP10 8EB	Roof and frame change to existing conservatory.	No comment
PL/26/00597/FA	48 School Road Tylers Green Buckinghamshire HP10 8EF	Front boundary wall	No comment
PL/26/01011/FA	34 Sedgmoor Gardens Flackwell Heath Buckinghamshire HP10 9AR	Single storey side extension	CWPC has concerns regarding the loss of the garage and the increase in habitable rooms. Two parking slots at the front of the extended property would appear not to be in accordance with the current Bucks parking guidelines.
PL/26/00391/FA	25 Willow Close Flackwell Heath Buckinghamshire HP10 9LH	Erection of replacement 1.5 storey dwelling with residential amenity space, car parking and associated landscaping (Self-build)	CWPC notes the size of the roof is much larger in comparison with other nearby conversions. This makes the appearance seem overbearing and out of character with neighbouring properties and needs to be seriously considered by the case officer when making a recommendation on the applications.

PL/26/01296/VRC	Derehams Farm Derehams Lane Loudwater Buckinghamshire HP10 9RR	Variation of condition 1 (temporary use), 2 (approved plans), 7 (landscape management plan), 8 (detailed planting plan) and 11 (surface water drainage of planning permission 24/06011/VCDN relating to variations of the original permission 22/08045/FUL (Construction and operation of a 40MW battery energy storage system and replacement agricultural barn, together with associated infrastructure, landscaping and access track (part retrospective) (alternative scheme to pp 18/07600/FUL))	No comment
PL/26/01080/FA	Highfield Hammersley Lane High Wycombe Buckinghamshire HP10 8HG	Part two storey, part single storey rear extension, side extensions at first floor, alterations to roof and elevations, addition of 4 front and 4 rear dormers (alternative proposal to planning permission ref: PL/25/2894/FA)	CWPC still has concerns regarding the scale and design of this application, and reiterates the comment submitted against application PL/25/2894/FA. This new application does not ameliorate the negative impact of the previous plans.
PL/26/01155/FA	The Danes Hammersley Lane Tylers Green Buckinghamshire HP10 8HE	Demolition of the existing day entrance bay extension to the northeast elevation, existing glazed single storey extension to the northwest elevation and two storey rear bay extension to the southwest elevation, internal alterations, construction of new kitchen extension to the southwest and southeast elevations and associated works	No comment
PL/26/01384/FA	70 Clearbrook Close Loudwater Buckinghamshire HP13 7BP	Single storey rear extension	No comment
PL/26/01134/FA	60 New Road Tylers Green Buckinghamshire HP10 8DL	New front driveway including dropping the kerb.	No comment

4. Questions from members

- Cllr Johncock highlighted the current Bucks consultation on the Local Transport Plan 5, and advised that CWPC would not be making a response but would leave it to individual members to make an input if appropriate. Cllr Johncock advised that he would be submitting a comment on the need to maintain the

very effective and efficient DRT service into the future and potentially to expand the area it covered. Cllr Darch advised he had no comment to make.

The chairman thanked those present and closed the meeting at 12.22pm

Date & time of next meeting: Tuesday 7 April 2026 @ 12 noon, on Teams

**CHEPPING WYCOMBE PARISH COUNCIL
PLANNING MEETING
7 April 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 H Darch	Cllr N Thomas
	Cllr D Johncock	Cllr A Barron
	Cllr S Guy	

Cllr S Guy was chairman of the meeting.

1. Apologies for Absence

Apologies were received from Cllr K Griffiths, Cllr L Townsend and 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/26/01497/TP	Penn School Church Road Penn Buckinghamshire HP10 8LZ	T1- T6 - Yews - Reduce by 2m in height and width. (11/2018).	We note the TPO in place, and that 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.
PL/26/01474/TP	The Pastures Hammersley Lane High Wycombe Buckinghamshire HP10 8HE	T1 Oak - Fell to ground level. (29/2004).	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/26/00411/FA	The Happy Union 265 Boundary Road Loudwater Buckinghamshire HP10 9QN	Construction of two storey side and rear extension. Alterations to roof to provide hipped/gable profile and rooflights to front, rear and side. Conversion of existing 16-bed house in multiple occupation (HMO) to 9no. HMO (m42) rooms with shared kitchen facilities, 1 x self contained unit, 3 x 2 bedroom flats and 2 x 1 bedroom flats including changes to fenestration	Chepping Wycombe Parish Council acknowledges the Planning Inspector's approval of the previous scheme and the previous application permission for a 16-bed HMO. However, the Council remains deeply concerned about the impact of this application on the village of Loudwater and formally objects to the current application for the reasons set out below. Since the previous scheme was approved, local context has materially changed. The Planning Inspector acknowledged the lack of parking capacity on Boundary Road. The nearby road of Snakeley Close is now actively enforced by Red Kite Housing as a residents-only parking area, meaning that displaced vehicles can no longer use it informally. Unmet parking demand from this development will therefore have a greater impact on the surrounding streets than was

			anticipated at the time of the Inspector's decision. The Parish Council objects to the design and scale of this application. The current proposal introduces significant changes to the frontage and appearance of the building compared to the previously approved scheme. The Happy Union occupies a prominent corner position on the junction of Treadaway Hill and Boundary Road and makes an important contribution to the street scene. The proposed removal of the traditional wood-plank cladding, dormers, and pitched roofs, key features giving the building its heritage character, in favour of a plain single-block design would erode the character of Loudwater village and cause harm to the local street scene that outweighs any benefit. The Parish Council remains deeply concerned about the absence of adequate amenity space for future residents of the development. There is insufficient outdoor and communal socialising space associated with the scheme. The Council is also concerned that the application does not adequately address access for those with disabilities. The previous Inspector's report suggested that some amenity space could be found at Boundary Park, opposite the site; however, that facility is a children's play area and is not suitable or intended as general amenity space for adult residents. It cannot reasonably be relied upon to meet the needs of future occupants. For the reasons above, CWPC requests that this application be called in for determination by the planning committee.
PL/26/01691/FA	16 School Road Tylers Green Buckinghamshire HP10 8EF	Part single, part two storey rear extension, two storey side and infill extension	CWPC has concerns as to whether there is sufficient car parking provision for the number of habitable rooms on this application. It places trust in the Officer to confirm all statutory requirements are met.
PL/26/01642/FA	41 Chapman Lane Flackwell Heath Buckinghamshire HP10 9BD	Single storey front extension and changes to existing fenestration.	CWPC has concerns that the street scene would be considerably altered should this application be permitted. This development is in a Georgian style which would be lost with the suggested alterations made.
PL/26/01773/FA	17 Ashley Drive Tylers Green Buckinghamshire HP10 8BQ	Erection of two storey side and single storey rear extensions, front porch, garage and loft conversion	No comment.

PL/26/01772/FA	33 Chapman Lane Flackwell Heath Buckinghamshire HP10 9BD	Single story rear and two story side extension	CWPC objects to this application. With the loss of garage, and addition of bedrooms, insufficient parking is provided. There is also historic flooding problems with the manhole on site, which would need careful attention by the relevant parties.
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4. Questions from members

- Cllr Guy advised that he will not be attending meetings held between 10 – 25 April due to holiday.

The chairman thanked those present and closed the meeting at 12.28pm

Date & time of next meeting: Tuesday 28 April 2026 @ 12 noon, on Teams