

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

28 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 D Johncock
Cllr S Guy
Cllr N Thomas
Cllr A Barron
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**
There were no declarations.
- 3. Applications for consideration**

Ref	Property Address	Proposal	Comment
PL/26/01963/FA	Flint Cottage 2 Nursery Close Church Road Tylers Green Buckinghamshire HP10 8DA	Alterations to fenestration within existing single storey rear extension, including replacement of gable end glazing and timber posts with new window and brick & flint infill/detailing, plus replacement side doors and windows.	No comment.
PL/26/02768/VRC	Penn School Church Road Penn Buckinghamshire HP10 8LZ	Variation of conditions 2 (Approved Plans), 16 (Landscaping) and 19 (Additional Bund Details) attached to planning permission 25/06462/VCDN relating to variations to the original permission 23/07721/FUL (Conversion of Rayners House, Rayners Lodge and The Gardener's Bothy into hotel (Class C1), including internal and external alterations, repair and refurbishments works with associated extensions and alterations to provide a fine dining restaurant, bistro, cookery school and accommodation along with the erection of a single storey detached Wellness Spa, garden suites and villas, new highway access, internal road and car parking areas, limited demolition, excavation, engineering, landscaping and associated works) to allow for changes to the basement layout and the removal of one of the two tunnels originally approved	CWPC highlights that this application is situated within the conservation area, and therefore we defer to the case officer.

PL/26/02997/OA	Land Adjacent To Heath End Road Flackwell Heath High Wycombe HP10 9HE	Outline application for the demolition of existing buildings and construction of up to 80 dwellings, with vehicular and pedestrian access, public open space and landscaping (matters to be considered at this stage: access).	CWPC objects to this application for the reasons stated below: • Access to the site should be from both Spring Lane and Heath End Road to assist with traffic movement. • The Greybelt status of the site requires clarification, in particular the top third which does not fit with the definition. • The proximity of the site to the Ancient Woodland must be considered. • It is noted that the Biodiversity net gain is only 6.5% - the target is 10%. • Clarification regarding the ongoing maintenance of the play areas is required. • The transport assessment mentions buses and access to them. This also requires clarification as the current service is unreliable and heavily supported by DRT. We therefore ask that this application be referred to the planning committee for determination.
PL/26/02762/VRC	Penn School Church Road Penn Buckinghamshire HP10 8LZ	Variation of condition 2 (approved plans) attached to planning permission 25/06446/LBCS19 relating to variations to the original planning permission 23/07722/LBC (Listed building consent for conversion of Rayners House, Rayners Lodge and The Gardener's Bothy into hotel with (Class C1), including internal and external alterations, repair and refurbishments works with associated extensions and alterations to provide a fine dining restaurant, bistro, cookery school and accommodation along with the erection of a single storey detached Wellness Spa, garden suites and villas, new highway access, internal road and car parking areas, limited demolition, excavation, engineering, landscaping and associated works) to allow for amendments to the basement layout and removal of one of the two tunnels originally approved.	CWPC highlights that this application is situated within the conservation area, and therefore we defer to the case officer.

4. Questions from members

- Cllr Johncock asked whether anyone had further comment to make with reference to the draft response distributed for the Buckinghamshire Council Parking Standard consultation. No further comments were received.
- Cllr Darch confirmed that the CWPC objection to the proposed transport route for the Gomm Valley development (PL/26/02728/CONDA) had been submitted. A suggestion was made that the Chairman of CWPC should raise the issue with Buckinghamshire Council that we are not currently classified as a consultee on this matter.

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

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