

# 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 D Johncock  
 Cllr S Guy

Cllr N Thomas  
 Cllr A Barron

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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <a href="#">PL/26/01497/TP</a> | Penn School<br>Church Road<br>Penn<br>Buckinghamshire<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <a href="#">PL/26/01474/TP</a> | The Pastures<br>Hammersley Lane<br>High Wycombe<br>Buckinghamshire<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <a href="#">PL/26/00411/FA</a> | The Happy Union<br>265 Boundary Road<br>Loudwater<br>Buckinghamshire<br>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.<br>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 |

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|                                |                                                                   |                                                                                                        | <p>anticipated at the time of the Inspector's decision.</p> <p>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.</p> |
| <a href="#">PL/26/01691/FA</a> | 16 School Road<br>Tylers Green<br>Buckinghamshire<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <a href="#">PL/26/01642/FA</a> | 41 Chapman Lane<br>Flackwell Heath<br>Buckinghamshire<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <a href="#">PL/26/01773/FA</a> | 17 Ashley Drive<br>Tylers Green<br>Buckinghamshire<br>HP10 8BQ    | Erection of two storey side and single storey rear extensions, front porch, garage and loft conversion | No comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <a href="#">PL/26/01772/FA</a> | 33 Chapman Lane<br>Flackwell Heath<br>Buckinghamshire<br>HP10 9BD | Single story rear and two<br>story side extension | CWPC objects to this application.<br>With the loss of garage, and addition of<br>bedrooms, insufficient parking is provided.<br>There is also historic flooding problems with<br>the manhole on site, which would need<br>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**