

CHEPPING WYCOMBE PARISH COUNCIL



COUNCIL AGENDA

Members of the council are summoned to attend the Council meeting to be held on **Tuesday, 23 June 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. Co-Option to the Council

Following the resignation of Cllr L Willis in May due to ill health the parish council has a vacancy in the Loudwater ward. The parish council is quorate, i.e. at least three and at least one third of the total seats on the council are filled, therefore the elected councillors may co-opt councillors to fill the remaining seats under the provisions of **Section 21 Representation of the People Act 1985 (RPA 1985)**.

Candidates will be given five minutes maximum to introduce themselves to Members, give information on their background and experience and explain why they wish to become a Member of Chepping Wycombe Parish Council. The process will be carried out by adjourning the meeting to allow the candidate to speak. Where the Council wishes to discuss the merits of candidates and inevitably their personal attributes, this could be prejudicial, and the Council will resolve to exclude any members of the press and public present. The candidates will be asked to leave the Council Chamber during the deliberations.

Candidate: an expression of interest has been received from **Mr Phillipe Lefevre**. Council is asked to RECEIVE a short presentation from the candidate.

The successful candidate will be duly appointed once they sign the Declaration of Acceptance of Office to agree to abide by the Parish Council's Code of Conduct. New members of the council will also be required to sign a Declaration of Interest statement.

4. Council Minutes

To CONSIDER the attached minutes of the Council meeting held on Thursday 30 April 2026(P 3-6) and the Annual Council meeting held on Tuesday 5 May 2026 (P 7-10).

5. **Open Spaces Committee**

To CONSIDER the attached report of the Committee meeting held on Thursday 28 May 2026 (P 11-14)

6. **Works & Services Committee**

To CONSIDER the attached report of the Committee meeting held on Thursday 11 June 2026 (P15-17)

7. **Planning Meetings**

To CONSIDER the attached reports of the Planning Meetings held on 28 April 2026 (P 18-27), 12 May 2026 (P 28-29), 26 May 2026 (P 30) and 9 June 2026 (P 31-32)

Council is also asked to NOTE the schedule of applications from April to June **APPENDIX A** (P 33), showing eventual outcomes of the parish council submitted objections.

8. **Policies and Procedures**

8.1 Financial Regulations

Council is asked to CONSIDER the recommendation from the Chairman's meeting to adopt the amendments to the Financial Regulations. **APPENDIX B** (P 34)

8.2 Standing Orders

Council is asked to NOTE that the Standing Orders have been deferred for review. Council is asked to RECEIVE a verbal update from the Chairman of Council following a Chairman's Meeting held on 11 June 2026 regarding a revision to the council's committee structure

8.3 Resilience Plan

Council is asked to CONSIDER and, if so minded, APPROVE the latest version of the Resilience Plan. **APPENDIX C** (P 35-39)

9. **Grant**

Council is asked to CONSIDER and, if so minded, APPROVE a grant application from the Flackwell Heath Methodist Church for the refurbishment of their toilet block. The Methodist Church provides space and facilities for several community groups. The total project is estimated at £90,000 and the request is for a £10,000 contribution. **APPENDIX D** (P 40-43)

10. **HMRC – Mileage Increase**

Council is asked to NOTE that HMRC has updated the mileage rates, this has not been done since 2011. The new mileage rate is 55p per mile.

11. **E-petition - Buckinghamshire Council decision to hide public comments on planning applications**

Council is asked to CONSIDER and, if so minded, APPROVE writing to Buckinghamshire Council advising that the parish council support the thrust of the E-petition and would urge that all planning comments (including those from members of the public) be available to parish councillors if not more widely. Please see the attached **APPENDIX E** (P 44-46) for background information.

12. **Questions by Members of the Council**

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

13. **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.



Wendy Thompson
Clerk of the Council
16 June 2026

Date & Time of Next Meeting: Thursday 22 October 2026 @ 7.30pm

CHEPPING WYCOMBE PARISH COUNCIL

Report of the Council meeting held on **Thursday, 30 April 2026 at 7.30pm** at the Council Chamber, Cock Lane, Tylers Green, Bucks HP10 8DS

The meeting was open to members of the public and press

Present:	Cllr K Wood (Chairman)	Cllr C Dodds
	Cllr D Johncock (Vice-chairman)	Cllr J Gurney
	Cllr A Barron	Cllr S Guy
	Cllr R Wilks	Cllr H Darch
	Cllr L Johncock	Cllr C O'Leary
	Cllr K Griffiths	Cllr L Webb (late)

Also present: Cllr J Waters (BC)

FC/25/075 Apologies for Absence

Apologies were received and approved from Cllr N Thomas (another meeting), Cllr I Forbes (holiday), Cllr L Townsend (holiday) and Cllr S Herron (medical).

FC/25/076 Declarations of Interest and Code of Conduct

There were none.

FC/25/077 Council Minutes

Council was asked to consider the report of the Council meeting held on Thursday 19 March 2026.

FC/25/068 Grants 2 Loudwater Centre – Cllr Wood thanked all present for the funding for the new floor at the Centre and had provided a picture.

Cllr Darch asked if there was any further news about the bus stop improvements at Widmer Pond. The clerk advised that there was no update at present.

It was RESOLVED that;

the report be an accurate record the of the meeting and were approved.

FC/25/078 Finance & General Purposes Committee

Council was asked to consider the report of the Committee meeting held on Thursday 16 April 2026.

FGP/25/050 Policies and Procedures 10. Finance & General Purposes Committee Terms of Reference Cllr Barron advised that the Terms of Reference had been deferred and will be brought back for consideration in October.

It was RESOLVED that;

the report of the meeting be approved.

FC/25/079 Planning Meetings

Council was asked to consider the reports of the Planning Meetings held on 24 March 2026 and 7 April 2026. The reports were noted.

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

Cllr D Johncock advised that the application for 21 Chapman Lane, Flackwell Heath had been refused by the planning inspectorate, which would stop future applications of a similar type.

Policies and Procedures

Council was asked to consider the recommendation from the Finance & General Purposes Committee to re-adopt the following policy documents which could be found on the parish council website www.cwpc.org.uk. Council was asked to note that no changes were being proposed.

- 1 Information & Data Protection Policy**
- 2 Document Retention & Disposal Policy**
- 3 IT Security and Acceptable Use**
- 4 Data Breach Policy**
- 5 Standing Orders**
- 6 Financial Regulations**
- 7 Complaints Procedure**

All the above documents were taken on block.

It was RESOLVED that;
the documents above numbered 1 – 7 be approved for re-adoption.

8 Planning Meeting – Terms of Reference

Council was asked to consider the adoption of the revised Planning Meeting Terms of Reference. Cllr D Johncock advised that they would be always open to review as circumstances and requirements change.

It was RESOLVED that;
the Planning Meeting Terms of Reference be approved and adopted.

9 Staffing Panel – Terms of Reference

Council was asked to consider the re-adoption of the Staffing Panel Terms of Reference. Cllr Darch advised that the document could be improved. Cllr Wood advised that they would be reviewed at the Chairmen's meeting on 20 May but asked that they be approved in principle pending further revision.

It was RESOLVED that;
the Staffing Panel Terms of Reference be re-adopted and be brought back with further revisions at the next full Council meeting.

Council was asked to note that the Publicity Policy had been deferred as revisions were required to bring the policy up to date these would be brought back to the next full Council meeting for consideration.

Annual Return and Governance Statement

Council was asked to consider the recommendation from the Finance & General Purposes Committee to approve for signature the completed annual return and governance statement.

Cllr Wood advised that the internal audit had gone extremely well with a clean bill of health. Thanks were noted to the Clerk.

It was RESOLVED that;
The Annual Return and Governance Statement be approved for signature by the Chairman of Council.

Council was asked to note the dates for the exercise of public rights being 3 June to 14 July 2026.

- FC/25/082 **Biodiversity Plan – Orchard Green, Flackwell Heath**
Council was 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. Cllr D Johncock advised that the site was in a developmental stage and the plan would act as a model for future sites.
- Council was asked to note the record of the meeting.
- FC/25/083 **Meeting Date – Annual Parish Meeting REMINDER**
Council was 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.
- FC/25/084 **Meeting Date Change – Open Spaces**
Council was asked to consider the date change for the next Open Spaces committee from Thursday, 21 May 2026 to Thursday 28 May 2026.
- It was RESOLVED that;
the date change to Thursday 28 May 2026 be approved.***
- FC/25/085 **Questions by Members of the Council**
Cllr Wilks asked if a list of sub committees and their membership could be circulated. Cllr Wood agreed that would be a good idea and this could be sent out after the Annual Council meeting.
- FC/25/086 **Public Participation**
Cllr Waters advised that the Clerk had contact him to asked if he could chase the Derehams Recreation Ground planning application which he did and at the time of the meeting had not had a response.
He thanked Cllr Townsend, Cllr Griffiths and Cllr Thomas for their attendance at the Loudwater Village Association meeting. A working group meeting had been set for 18 May and also a litter pick on 13 June. He also mentioned £3k from the Community Board had been ringfenced from last years' monies to support the initiative.
He advised that the Highways Team had changed along with a new contractor dealing with yellow lines.
- Cllr Wood advised that following an approach from a resident to the office regarding a 'tarmac path' through King's Wood, she had been in contact with Bucks Council. She had highlighted that King's Wood was a registered village green and therefore no permanent surface could be laid. No further communication had been received by the time of the meeting.
- 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/25/087 **Chairman's Update**
Council was asked to receive an update from the Chairman on staffing matters.
Cllr Wood advised that all the new job descriptions had been signed by the grounds team.
- Also, that a dispensation for a potential extended absence be agreed for a member of the council if it became necessary (LGA 1972 s85).
- FC/25/088 **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; direct debits to Barclaycard, Barclays, Buckinghamshire Council, EE, Iris Software, Nest , Peninsula Business Solutions Ltd, Redsquid Communications, Shorts Group Ltd, SSE and Trade UK along with bank transfers to Briants***

of Risborough, CG Tree & Garden Services, Clarity Copiers, Cleaning with Sammi, Country Supplies, Cutting Edge Garden Machinery, External Plumbing Services, Grange Security, Lyreco, Nisbets, Origin Amenity Solutions, Rialtas Business Solutions, K Saunders, SparkX Ltd, Tilhill Forestry and Turvill Printing Services.

The Chairman thanked members for their attendance and closed the meeting at 8.01pm

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

CHEPPING WYCOMBE PARISH COUNCIL

Report of the Annual Council held on Tuesday 5 May 2026 at 7.30 pm at the Council Chamber, Cock Lane,
Tylers Green, High Wycombe, Bucks HP10 8DS

The meeting was open to the public and press

Present:

Cllr K Wood	Cllr A Barron
Cllr R Wilks	Cllr N Thomas
Cllr L Webb	Cllr C Dodds
Cllr K Griffiths	Cllr H Darch
Cllr L Townsend	Cllr S Guy
Cllr O'Leary	

FC/26/001 **Election of chairman of the council**

It was proposed by Cllr Nathan Thomas and seconded by Cllr Kirsty Griffiths that Cllr Katrina Wood be elected Chairman of the Council until the next Annual Meeting of the Council. No other nomination was forthcoming, therefore uncontested.

It was RESOLVED that;

Cllr Wood be elected Chairman of Council for the year 2026/27.

Cllr Wood signed the declaration of acceptance of office at the meeting. Cllr Wood thanked members for their continued support.

FC/26/002 **Election of vice-chairman of the council**

It was proposed by Cllr Roger Wilks and seconded by Cllr Alec Barron that Cllr David Johncock, in his absence, be elected Vice-chairman of the Council until the next Annual Meeting of the Council. No other nomination was forthcoming, therefore uncontested.

It was RESOLVED that;

Cllr D Johncock be elected Vice-chairman of the Council for the year 2026/27.

Cllr Johncock will sign the declaration of acceptance of office following the meeting.

FC/26/003 **Apologies for absence**

Apologies for absence were received and approved from Cllr Forbes (holiday), Cllr D & Cllr L Johncock (holiday), Cllr Darch (family) and Cllr S Herron (medical)

FC/26/004 **Declarations of members' interests in agenda items**

Cllr L Townsend declared an interest being the Chairman of the FHRA.

FC/26/005 **Election of standing committees of the council**

The following members were elected to serve on the committees as set out below:

Open Spaces

Cllr Nathan Thomas (LW)
Cllr John Gurney (LW)
Cllr Steve Guy (LW)
Cllr Luca Webb (FH)
Cllr Liz Johncock (FH)
Cllr Larisa Townsend (FH)
Cllr Kirsty Griffiths (FH)
Cllr Ian Forbes (TG)
Cllr Haydn Darch (TG)
Cllr Sharon Herron (TG)
Cllr Katrina Wood (TG) ex officio
Cllr D Johncock (FH) ex officio

Works & Services

Cllr Chris Dodds (LW)
Cllr John Gurney (LW)
Cllr Steve Guy (LW)
Cllr Larisa Townsend (FH)
Cllr Liz Johncock (FH)
Cllr Alec Barron (FH)
Cllr Roger Wilks (FH)
Cllr Sharon Herron (TG)
Cllr O'Leary (TG)
Cllr Katrina Wood (TG)
Cllr D Johncock (FH) ex officio

Finance & General Purposes

Cllr Chris Dodds (LW)
Cllr Nathan Thomas (LW)
(LW) Vacancy
Cllr Kirsty Griffiths (FH)
Cllr Luca Webb (FH)
Cllr Roger Wilks (FH)
Cllr Alec Barron (FH)
Cllr Ian Forbes (TG)
Cllr Haydn Darch (TG)
Cllr O'Leary (TG)
Cllr D Johncock (FH) ex officio
Cllr K Wood (TG) ex officio

The meeting was adjourned for the appointment of;

(a) Election of chairmen and vice-chairmen of committees

So that delegated action could, if necessary, be taken before the next meeting of committees each committee met in turn to appoint a chairman and vice-chairman.

The following appointments were reported:

	Chairman	Vice-chairman
Open Spaces Committee	Cllr Luca Webb	Cllr Nathan Thomas
Works & Services Committee	Cllr Steve Guy	Cllr Chris Dodds
Finance & General Purposes Committee	Cllr Alec Barron	Cllr Ian Forbes

(b) Planning Representatives

Council was asked to consider;

- the planning representatives for each ward rotate the chairmanship of the Planning meeting by agreement amongst themselves;
- all members were welcome to attend;
- quorum of these meetings would be 3;

Council was asked to elect one planning representative from each ward.

It was RESOLVED that;

The above criteria remain in place and that the following representatives were appointed to the Planning Applications Committee:

<i>Cllr D Johncock</i>	<i>Flackwell Heath</i>
<i>Cllr S Guy</i>	<i>Loudwater</i>
<i>Cllr H Darch</i>	<i>Tylers Green</i>

It was noted that the planning meetings, not being a standing committee, would continue to be held on TEAMS.

(c) Appointment of sub-committees

The appointment of sub-committees and working parties would be at the discretion of the appropriate standing committee and normally takes place at their first meeting.

FC/25/006 Review of assets, risks and policies

A review had been undertaken at the previous Council meeting.

It was RESOLVED that;

that the financial regulations, standing orders, complaints procedure, press and media policy be adopted

It was noted that our insurance cover was on a 3-year agreement which was in its second year. The Publicity policy was under review due to recent changes.

Appointment of representatives on other outside bodies

Council was asked to consider appointing representatives to the following organisations:

It was RESOLVED that;

The following appointments be approved.

<u>Organisation</u>	<u>No. of Representatives</u>
Tylers Green & Penn Parish Council Joint Meeting	Tylers Green members and chairman of council
West Chilterns Community Board (BC)	Cllr D Johncock (working groups reps to be appointed as required)
Neighbourhood Action Group (NAG)	Cllr L Townsend/Cllr I Forbes/Cllr S Guy
Flackwell Heath Residents' Association Executive Committee	Cllr K Griffiths
Flackwell Heath Community Centre	Cllr L Webb
Bucks & Milton Keynes Association of Local Councils (BMKALC)	Chairman or Vice Chairman of council
Flackwell Heath Scouts & Guides Joint Executive Committee	Cllr L Townsend
Revive the Wye Project Joint Steering Group	Cllr J Gurney
And any other organisation the council believes to be relevant or not included in the above list	

It was noted that the residents' association in Loudwater – Loudwater Village Association would be a group to add to the list once it had been formally created.

Also, the care of the defibrillators in the parish (5) was currently being covered by Cllr Chris Dodds.

Council was asked to agree the appointments of representatives to the following sports organisations or to refer the issue to the Open Spaces Committee for consideration at their first meeting:

- Flackwell Heath Bowling Club
- Flackwell Heath Tennis Club
- Flackwell Heath Minors Football Club

It was RESOLVED that;

The following appointments be approved;

Flackwell Heath Bowling Club and Flackwell Heath Tennis Club – Cllr K Griffiths

Flackwell Heath Minors Football Club Cllr S Herron

FC/25/008 **Questions from the public**

There were no questions.

FC/25/009 **Questions by members of the council**

Cllr Thomas asked if there had been any progress with the Derehams Recreation Ground application.

The Clerk advised that no further progress had been made, she had contact the Architect to ask them to go for non-determination, Cllr J Waters (BC) and Cllr LTownsend had been in contact with the Planning Department and the case officer. Cllr K Griffiths will also be speaking with Michael Bracken to see if he can assist.

The chairman thanked members present for their attendance and closed the meeting at 7.51pm

CHEPPING WYCOMBE PARISH COUNCIL

OPEN SPACES COMMITTEE

Report of the meeting held on **Thursday 28 May 2026** at **7.30pm** at the Council Office, Cock Lane, Tylers Green,
High Wycombe Bucks HP10 8DS

Present: Cllr N Thomas (Vice-chairman) Cllr I Forbes
Cllr L Townsend Cllr L Johncock
Cllr H Darch Cllr K Griffiths
Cllr D Johncock (ex officio) Cllr K Wood (ex officio)

Also present: Cllr A Barron and three Flackwell Heath residents

In the absence of Cllr Webb, Cllr Thomas chaired the meeting.

OS/26/001 **Apologies for absence**
Apologies for absence were received and approved from Cllr S Herron (medical), Cllr J Gurney (family), Cllr S Guy (medical) and Cllr L Webb (family)

It was noted that best wishes be sent to all absent members.

OS/26/002 **Declarations of members' interests in Items on the agenda**
There were none.

OS/25/003 **Delegated Action**
Members were asked to note that since the last committee meeting in January the following delegated action had been taken.

Plants and seeds for Biodiversity Project	£199.61
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The chairman of the meeting suspended standing orders asking members to approve a re-ordering of the agenda bringing item **7.3 Extension to Car Park** to the beginning of the meeting. All in attendance approved.

OS/26/004 **Straight Bit Recreation Ground**
3 Car Park extension request
Members were asked to review the documentation provided by the Flackwell Heath Parking Working Group, following a meeting at Christ Church, Flackwell Heath arranged by Buckinghamshire Council Councillors Larisa Townsend, Penny Drayton and Stuart Wilson.

Members were reminded that the Straight Bit Recreation Ground is the main green space within the village and was originally purchased by the parish council for recreational purposes. The extension to the car park would be classified as 'new', and since 1 January 2025 it is a requirement that car parks with 20 or more spaces must provide one EV charging point. The proposed car park layout also does not allow for the 10% requirement for disabled bays which have a standard width of 2.4 metres plus 1.2 metres on either side for egress and ingress. The proposed layout also indicates 13 bays along the front of the car park where there are 8 spaces of standard width between the lime trees.

Since receiving this documentation, the Clerk had been in contact with Buckinghamshire Council Parking information was still awaited.

The three residents from Flackwell Heath attending explained the perceived issues; Bowls Club match days/school drop off and pick up times/loss of the Old Kiln Road car park and restrictions on wait times.

Following further discussion

It was RESOLVED that;

The committee had reviewed the documentation and that the Clerk be asked to write to Buckinghamshire Council in relation to the easing of the 30-minute wait time and investigate the legality of changing the use of a section of playing field to car parking.

A suggestion to formalise the Gala Day parking for Bowls Club match days was noted and following feedback this would come back for further consideration.

Summing up – car parking on the site would be the last resort however a value for money test would need to be carried out, along with further investigation into the alternative options mentioned at the Parking Working Group meeting.

The chairman thanked the three Flackwell Heath residents for their contributions and they left the meeting at 8.20pm

OS/26/005 **Allotments**

Members were asked to note that there were no vacancies on either allotment site. There were currently nine people on the waiting list for Chapel Road and there were eight people on the waiting list at Ashley Drive. Members were asked to note that the Clerk and Deputy Clerk had undertaken the first inspection, and letters had been sent where applicable.

1 Allotment Competition

Members were asked to set a date for the annual competition which is normally in July. Last year Cllr Griffiths and Cllr Guy did a marvellous job, members are asked to nominate the judges for this year.

It was RESOLVED that;

Cllr Griffiths would continue for a second year, and Cllr Forbes would be the second judge. A date would be advised as soon as possible.

2 Chapel Road Track

Members were asked to note that the grounds team had re-distributed the gravel on the track, breaking out the compacted stones and filling the potholes.

OS/26/006 **Derehams Lane Recreation Ground**

Members were asked to note that the planning application was still waiting determination. However, the architect is now appealing the non-determination and going for costs.

Members were asked to note that a TEAMS meeting took place with the Delivery Manager from the Lawn Tennis Association on 3 February. He was extremely interested in assisting with the project and helping find funding sources.

OS/26/007 **Green Dragon Lane Recreation Ground**

1 Flackwell Heath Minors FC – water tank

Members were asked to consider the installation of the water tank underground.

It was RESOLVED that;

installation of the water tank underground be declined in the first instance and a request for plans and floatation calculations be requested.

2 Bollards – Green Dragon Lane, Flackwell Heath

Members were asked to consider a further request from the Flackwell Heath Minors FC for more bollards along the verge. The parish council had already installed 25 bollards at a cost of £1,566.00 excluding installation.

Members were reminded that car parking is mentioned in the lease and is the responsibility of the club –

4.12 To ensure that members/visitors parking vehicles do so without causing a nuisance to local residents and do not park on the grass or other verges whether to car park is full or not.

Members were asked to approve the next course of action.

It was noted that the bollards had been installed as a goodwill gesture as the verge and bollards were Highway property.

It was RESOLVED that;

the request for further bollards be declined as this was on Highway land.

- OS/26/008 **Straight Bit Recreation Ground**
1 CCTV
Members were asked to note that the second camera had been installed, and the software was on the Clerk's mobile phone.
- 2 Flackwell Heath Bowls Club Gala Day - Reminder**
Members are asked to note that the Flackwell Heath Bowls Club are holding a Gala Day on Friday 10 July.

- OS/26/009 **Tylers Green Common**
1 Tracks
Members were asked to note that the grid system for Track 6, which we received a quotation in the sum of £44,500 – this system had not worked on a path elsewhere and was therefore being removed.
- The Clerk will ask the contractor to attend the site again with a view to investigating an alternative means of surfacing.

- OS/26/010 **Biodiversity Project**
Members were asked to consider the Plan for Orchard Green, Flackwell Heath.

It was noted that the Plan would be used a model for other sites that are part of the project. It would be reviewed and updated regularly.

***It was RESOLVED that;
the Plan for Orchard Green be approved***

Members were asked to consider the purchase of a small one door noticeboard for Orchard Green.

***It was RESOLVED that;
Quote A for a man-made timber 4 x A4 at a cost of £1,046.96 be approved.***

Cllr Griffiths voted against.

- OS/26/011 **Blind Lane, Flackwell Heath Dog Waste Bin**
Members were asked to consider a request for an extra dog waste bin at the top of the footpath on Blind Lane, Flackwell Heath. The dog bin would cost £299.00 and the collection cost for the year would be £566.28.

***It was RESOLVED that;
the request for an extra dog bin be declined as this was not our land.***

Cllr Forbes abstained from the vote

- OS/26/012 **Railway Land**
Members were asked to note that the report had been received from the consultant who was happy with the state of the bank now that the trees had been removed; asking that the remaining trees be monitored regularly. There was also a recommendation that the bank be planted with ground stabilising shrubs. This site would be part of the Committee Site Visit.

- OS/26/013 **Committee Site Visits**
Members were asked to consider a date for the site visit. In the absence of the chairman, three dates were suggested; 8 July, 16 July and 23 July at either 9.30am or 10am start. Date and time to be confirmed at a later date.

The following sites would be visited:

- Tylers Green Common – tracks – ongoing issue with surfaces
- Railway Land – to approve a grid for initial shrub planting in Autumn
- Orchard Green, Flackwell Heath – biodiversity project

There were no further suggestions.

OS/26/014

Committee Finances

1 Income & Expenditure

Members were asked to note the income and expenditure for month 1 (April)

OS/26/015

Questions from committee members and the public

- Cllr Darch highlighted a tree that was failing on the footpath leading from New Road to the back Common.
- The Clerk would ask the grounds team to inspect.
- Cllr Forbes advised that the Sequioa on the front common needed crown lifting.
- Cllr Thomas asked if there had been any progress on the woodland off Hammersley Lane.
- Cllr Wood advised that this would not be progressing.
- Cllr Griffiths advised that it had been reported that the toilets at the Straight Bit Recreation Ground were being locked.
- The clerk advised that the toilet block was a Buckinghamshire Council asset.

OS/26/016

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; direct debits to Barclays, Castle Water, Cear Business, EE, E-On Next, Fuel Card Services Ltd (Motia), HMRC, Iris Software, Peninsula Business Solutions Ltd, Redsquid Communications, Shorts Group Ltd, SSE and Trade UK along with bank transfers to Active Enviropest, BMKALC, Castle Water, Clarity Copiers, Cleaning with Sammi, Country Supplies, ICU Window Cleaning, Payroll, Spaldings Ltd, SparkX Ltd and W Thompson.

The chairman of the meeting thanked members for their attendance and closed the meeting at 9pm.

Date and time of next meeting: Thursday 10 September 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 11 June 2026** at **7.30pm** at the Council Office, Cock Lane, Tylers Green, High Wycombe, Bucks, HP10 8DS

Present:	Cllr S Guy – Chairman Cllr C Dodds – Vice-chairman Cllr A Barron Cllr C O’Leary Cllr D Johncock (ex officio)	Cllr R Wilks Cllr L Johncock Cllr L Townsend Cllr K Wood
Also present:	Ms W Thompson (Clerk of the Council) Cllr I Forbes (CWPC) Cllr J Waters (Buckinghamshire Council)	
WS/26/001	Apologies for absence Apologies were received and approved from Cllr S Herron (medical) and Cllr J Gurney (family).	
WS/26/002	Declarations of members’ interests in items on the agenda There were none tendered.	
WS/26/003	Delegated Action Members were asked to note the following delegated actions by the Chairman of committee and the clerk since the last committee meeting in February: • Water leak repair at Altona Road Cemetery £240.00 • Replacement lamp, col. 2 Conway Close £560.00 • Replacement lamp, col. 3 Hedley Road £570.00 • Purchase of 2 gates for picnic area (see item 4.2 below) £1133.48	
WS/26/004	Offices, depot and warden’s house 1 Washroom area refurbishment – workshop Members were asked to note that the refurbishment was almost complete. Ceiling and wall panels, flooring, toilet, sink/vanity unit, water heater, towel rail and wall heater had all been installed. The electrical items were still to be connected. The spend to date on the project was c.£1700.00. 2 Picnic Area Members were asked to note two kissing gates had been ordered for installation at the entrance to the picnic area from CWPC office car park and the entrance from the picnic area into the woods. This was to deter motorbikes from entering the picnic area and Kings Wood. The cost of these two gates was £1133.48, inc delivery. 3 Office Members were asked to note there was an issue with the radiator in the front office whereby the tail was corroding. The plumber had attended and resolved the problem but the invoice had not yet been received so cost could not be confirmed at the meeting. 4.4 Vehicles Members were asked to note the intention of replacing the Transit during 2026. The decision followed significant issues with the vehicle starting, and at the time no permanent solution had been found.	
WS/26/005	Cemeteries 1 Altona Road Members were asked to note the following:	

- The gates had been rubbed down, primed and were in the process of being repainted.
- The photographing and uploading of memorials, to Find A Grave website, was progressing and would remain an ongoing project.

2 Cock Lane

2.1 Fencing

Members were asked to consider the installation of approx. 45m palisade fencing along the roadside of Cock Lane where there are significant gaps in the current tree line. The cost of fencing and installation was to be no more than £5000.00.

It was RESOLVED that;

The fencing be purchased from our approved contractor up to a cost of £5000.00.

2.2 Appreciation

Members were asked to note receipt of a thank you card from a resident who was very pleased with the condition of the cemetery and the dug grave for his family member's funeral.

3 Hammersley Lane Garden of Rest

Members were asked to note that an inspection of the flint wall had taken place and the remedial work was yet to be undertaken; 3m haunching blown and 2m² flintwork would be repaired by grounds team.

WS/26/006

Footway Lighting

Members were asked to note the following:

- Following the liquidation of Zeta Specialist Lighting, the cost of the agreed replacement Phosco 950 lanterns was £325.00 each.
- Vehicle damage to col. 6 Chapel Road had been reported, column leaning. The plumb and concrete repair by the contractor (Sparkx) had been completed, at a cost of £550.00.

WS/26/007

War Memorials

Members were asked to note the War Memorials in Flackwell Heath and Loudwater had been replanted for summer.

1 Loudwater War Memorial

Members were asked to consider the suggestion of having an Unknown Tommy and/ or an Unknown Woman in War silhouette statue for positioning at Loudwater War Memorial for Remembrance each year. Cost for single silhouette £200.00, cost for pair £350.00.

It was RESOLVED that;

Two pairs of Unknown Tommy and Unknown Woman in War silhouette statues be purchased, for Loudwater and Flackwell Heath War Memorials, at a cost of £700.00.

WS/26/008

Street Furniture

Members were asked to note a request from Cllr Forbes for the bench on Church Road (TG) be adopted by CWPC and be included for maintenance or replacement. Since Cllr Forbes had made his request we had been approached for a memorial bench in Tylers Green and this would be a suitable location. Once payment had been received the bench would be ordered.

WS/26/009

Improving our footpaths project

Members were asked to receive an update on the project from Cllr Dodds:

Cllr Dodds advised that the project had stalled due to recent extreme weather conditions. Mr Herschel had now provided maps to him and to Cllr Townsend, and in more suitable weather the paths, in Loudwater and Flackwell Heath respectively, would be walked and reported on. Cllr Forbes suggested that he may cover Tylers Green ward with Cllr Darch.

WS/26/010

Sheepridge Lane Green Footpath

Members were asked to note that the first cut and side on the Sheepridge Lane green footpath had been completed. It was noted that from our boundary onward the path was in need of

attention and a request was made to contact the Clerk at Little Marlow Parish Council regarding this.

WS/26/011

Site Visit

Members were asked to consider a date for the site visit.

Sites to visit were:

- Loudwater War Memorial – to review the roadside bollards, new fencing and reseated paving.
- Altona Road Cemetery – to consider whether any improvements were required, in particular around the perimeter.
- Cock Lane Cemetery & Car Park – to review the need for any restriction in accessing the car park before the Ashwells development was due to begin and to view the line of fencing ordered (see WS/26/005).
- CWPC Depot – to review the work undertaken in the depot washroom refurbishment.

It was RESOLVED that;

The site visit would take place on Wednesday 22 July 2026. Members would meet at 5pm in the Council Depot.

WS/26/012

Happy to Chat Bench Project

Members were asked to note that the project had been deferred to the next meeting, but were invited to research potentially suitable locations, bench styles and costs; to be presented to the Clerk prior to the next agenda publication.

WS/26/013

Committee Finances

Members were asked to note the committee's income and expenditure to Period 2 (May).

WS/26/014

Questions from committee members and the public

Cllr Waters noted his appreciation of the purchasing of the Unknown Tommy and Unknown Woman in War silhouette statues for the Loudwater and Flackwell Heath War Memorials. Cllr Waters advised that members from the newly formed Loudwater Village Residents Association had made enquiries about the installation of fencing around the play area at Boundary Road Recreation Ground. The Clerk advised that the lease for the ground was currently under review and no action could be taken at this time.

Cllr Barron asked about the conditions in the office/chamber during the recent heatwave and suggested air conditioning may be required. It was resolved that the Clerk/Deputy Clerk would investigate options and pricing on portable and fixed air conditioning units for consideration at a later date.

WS/26/015

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 11482 be signed and that direct debits to Barclaycard, Clear Business, E-On Next, Fuel Card Services, Nest, along with Bank Transfers to Active Enviropest, BMKALC, Castle Water, CG Tree & Garden Services, K&S Walker, Penn Motor Company, and K Saunders (expenses) also be approved for payment.

The chairman of the meeting thanked members for their attendance and closed the meeting at 8.22pm

Date and time of next meeting: Thursday 24 September 2026 @ 7.30pm

Signed:

Dated:

Report of the meeting held at **12.00 noon via Microsoft Teams**
The meeting was open to members of the public and press

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**

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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

From: no-reply.csb@buckinghamshire.gov.uk
Sent: 23 April 2026 14:32
To: Suzanne Thompson
Subject: Comments for Planning Application PL/26/02728/CONDA

Comments for Planning Application PL/26/02728/CONDA

Dear Sir/Madam,

Chepping Wycombe Parish Council,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 23/04/2026 2:31 PM from Chepping Wycombe Parish Council.

Application Summary

Address:	Gomm Valley and Ashwells Reserve Site Cock Lane High Wycombe Buckinghamshire
Proposal:	Application for approval of details subject to conditions 21 (CEMP) and 23 (CTMP) of planning approval PL/25/2353/FA
Case Officer:	Adam Smith

[Click for further information](#)

Customer Details

Name:	Chepping Wycombe Parish Council
Email:	clerk@cwpc.org.uk
Address:	Chepping Wycombe Parish Council, Cock Lane, Tylers Green, Buckinghamshire HP10 8DS HP10 8DS

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	CWPC objects most strongly to Taylor Wimpey's Construction Traffic Management Plan, which proposes construction traffic from the North and West travelling via the B474 to and from the Phase 1 Gomm Valley development site at the bottom of Hammersley Lane. We believe this route is wholly unsuitable for the volume of site traffic envisioned throughout the construction phase. From the B474, the route turning from Elm Road towards School Road alongside the Pond is

frequently congested due to parked cars, and even buses have difficulty navigating it. The route then passes directly in front of Tylers Green First School (TGFS), where inconsiderate parking already causes congestion and poses a danger to pupils. The developer appears to have given insufficient weight to these existing conditions when proposing this route.

Beyond the school, the upper section of Hammersley Lane is too narrow to allow HGVs to pass safely. There is no footpath for a section north of Sandpits Lane, placing pedestrians at serious risk from the volume of site traffic envisaged. The restricted width at this point would make HGV movements particularly hazardous, especially during peak hours.

For comparison, the nearby Hawthorns development on Hammersley Lane by Nicholas King Homes uses exclusively the southern access, routing all construction traffic via Handy Cross and the Loudwater roundabout, with no HGV movements northward. Similarly, a condition was imposed on the nearby Rayners development expressly denying HGV access via Hammersley Lane.

The Parish Council notes that London Road is already congested, and the proposed routing will add pressure. We would ask that clear signage and an improved road layout be provided at the Hammersley Lane junction, and that road conditions be actively monitored throughout the construction period given the significant number of HGV movements anticipated.

Kind regards



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From: no-reply.csb@buckinghamshire.gov.uk
Sent: 17 April 2026 09:40
To: Suzanne Thompson
Subject: Comments for Planning Application PL/26/02485/CONDA

Comments for Planning Application PL/26/02485/CONDA

Dear Sir/Madam,

Chepping Wycombe Parish Council,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 17/04/2026 9:39 AM from Chepping Wycombe Parish Council.

Application Summary

Address:	Ashwells Field Cock Lane Tylers Green Buckinghamshire
Proposal:	Application for approval of details subject to condition 11 (LEMP) of planning approval 18/05002/R9OUTE
Case Officer:	Adam Smith

[Click for further information](#)

Customer Details

Name:	Chepping Wycombe Parish Council
Email:	clerk@cwpc.org.uk
Address:	Chepping Wycombe Parish Council, Cock Lane, Tylers Green, Buckinghamshire HP10 8DS HP10 8DS

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We note that Appendix A is not the currently approved landscape plan showing features such as the Ashwells entrance being shown as 'exit only' and should be corrected before this Application is approved. We also remain concerned with the lack of detail and commitment in Section 8 concerning the requirement for the establishment of a Management Company to take responsibility for tending the open spaces for 30 years, viz. how will this Company be legally established and its performance monitored and how will it be funded in perpetuity?

Wendy Thompson

From: no-reply.csb@buckinghamshire.gov.uk
Sent: 17 April 2026 09:44
To: Suzanne Thompson
Subject: Comments for Planning Application PL/26/02480/CONDA

Comments for Planning Application PL/26/02480/CONDA

Dear Sir/Madam,

Chepping Wycombe Parish Council,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 17/04/2026 9:43 AM from Chepping Wycombe Parish Council.

Application Summary

Address:	Ashwells Field Cock Lane Tylers Green Buckinghamshire
Proposal:	Application for approval of details subject to condition 23 (access visibility) of planning approval 18/05002/R9OUTE
Case Officer:	Adam Smith

[Click for further information](#)

Customer Details

Name:	Chepping Wycombe Parish Council
Email:	clerk@cwpc.org.uk
Address:	Chepping Wycombe Parish Council, Cock Lane, Tylers Green, Buckinghamshire HP10 8DS HP10 8DS

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We remain concerned that during the works to create the new access onto Cock Lane that the western boundary above the Cemetery is protected from ingress and damage, and that the car park is expressly out of bounds for any contractor parking. We are also concerned that the exit into Ashwells is shown as restricted to 5 metres being less than the carriageways on either side creating a 'pinch point' which on an unlit road is both dangerous and probably illegal.

Wendy Thompson

From: no-reply.csb@buckinghamshire.gov.uk
Sent: 17 April 2026 09:49
To: Suzanne Thompson
Subject: Comments for Planning Application PL/26/02484/CONDA

Comments for Planning Application PL/26/02484/CONDA

Dear Sir/Madam,

Chepping Wycombe Parish Council,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 17/04/2026 9:49 AM from Chepping Wycombe Parish Council.

Application Summary

Address:	Ashwells Field Cock Lane Tylers Green Buckinghamshire
Proposal:	Application for approval of details subject to condition 14 (vulnerable species) of planning approval 18/05002/R9OUTE
Case Officer:	Adam Smith

[Click for further information](#)

Customer Details

Name:	Chepping Wycombe Parish Council
Email:	clerk@cwpc.org.uk
Address:	Chepping Wycombe Parish Council, Cock Lane, Tylers Green, Buckinghamshire HP10 8DS HP10 8DS

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Approval of this application should explicitly not grant approval for Utility and Drainage works as shown on Appendix B, which are more properly considered in other appropriate applications requiring input and permissions from the utility companies.

Kind regards

CHEPPING WYCOMBE PARISH COUNCIL

SERVING THE COMMUNITIES OF TYLERS GREEN, LOUDWATER AND FLACKWELL HEATH

Council Office, Cock Lane, Tylers Green, High Wycombe, Buckinghamshire, HP10 8DS

Telephone 01494 814600 Email clerk@cwpc.org.uk

Draft Parking Standards for New Developments Consultation
Transport Strategy
Buckinghamshire Council
Walton Street
Aylesbury
HP20 1UA

30 April 2026

Dear Sir/Madam

Draft Parking Standards for New Developments Consultation Response

Please find below Chepping Wycombe Parish Council's comments on the Draft Parking Standards for New Developments Consultation:

1. In fairness, there's a lot to commend on the latest draft of the Parking Standard provided that it is a standard and not a guide. Within the document, there are several references to flexibility and, as soon as subjective judgement becomes involved, this will become guidance and will be no better than the previous Parking Guide which was frequently misused largely to the benefit of developers. CWPC therefore strongly recommends that all references in the document to flexibility be removed.
2. The second major issue that concerns CWPC is the reference to parking surveys undertaken at 5 residential and 5 non-residential sites (Section 2.1) and CWPC would like reassurance that those were properly undertaken in accordance with government guidance. Based on local experience, there are serious concerns that some previous surveys have not fully reflected the real situation on the ground, particularly in areas such as Flackwell Heath and Loudwater, where parking pressures remain significant and have been exacerbated by further development. Section 5 of the Draft Standards clearly says that parking must not dominate the street environment and yet many of our estates suffer from exactly that problem. CWPC therefore requests that the parking surveys for the residential and non-residential sites be made publicly available and open to public scrutiny.
3. The third major concern for CWPC is the expectation that the use of the Standard will affect the behaviour of residents and will encourage the greater use of sustainable forms of transport including walking and cycling. Particular reference is made to Car Clubs which seem to be viewed as some kind of panacea. The reality is that this is unrealistic and almost certainly unachievable without significant investment by local authorities and central government – monies which simply don't exist and are unlikely to become available. The Standard must therefore reflect the real world, be set accordingly and rigorously applied. In that regard, CWPC still has concerns whether the proposed parking numbers reflect the real world and therefore recommend a reviews of the Standard every 3 years rather than 5 as proposed.
4. In terms of some of the detailed comments, CWPC offers the following suggestions:
 - a. Table 2, Section 3.1 – Amend the title to read "Table 2. Buckinghamshire residential parking standards **for developments 11 dwellings and over**". This makes the table more understandable and better reflects the title of Table 3. That said, CWPC objects to the statement under this table 2 that the standards should not be rounded up. It makes no sense to have half a parking slot when clearly a whole one is needed.

- b. Section 3.3. As mentioned in our introductory paragraphs, flexibility simply undermines the benefits of a standard and so the whole paragraph should be removed. The bullet points are exactly the issues that have rightly been taken into account in the definition of the 3 zones and if greater granularity is needed to allow for variations between different locations then perhaps the number of zones should be increased to, say, 6 or 10?
- c. Section 5.1. CWPC fully supports the statement that tandem parking is often inconvenient and may lead to on-street parking pressures. The statement that a maximum of 2 tandem spaces is strongly supported but CWPC would wish even this to be positively discouraged because they so rarely work.
- d. Appendix 3 and 4 – we note that our 3 wards are listed as being in Zone B. As mentioned in para 4b above, we consider this to be too prescriptive and not entirely appropriate to every possible part of the Parish. This again reinforces our view that there should be more than 3 zones.

Yours sincerely,



Cllr Katrina Wood
Chairman

Report of the meeting held at **12.00 noon via Microsoft Teams**
The meeting was open to members of the public and press

Cllr S Guy was chairman of the meeting.

Apologies were received from Cllr N Thomas and Cllr R Wilks.

There were no declarations.

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			future applications for it to be developed further.
PL/26/02727/FA	10 River View Flackwell Heath Buckinghamshire HP10 9AT	Single storey rear and side extension, new ramp to the front	No comment.
PL/26/03141/TP	Turnstones Channer Drive Tylers Green Buckinghamshire HP10 8HT	T1 Beech - Reduce height to previous reduction points at 17m, G2 Beech - Reduce height to previous reduction points at 17m. T3 Beech - Reduce height to previous reduction points at 17m, T4 Beech - Reduce height to previous reduction points at 17m. T5 Beech - Reduce height to previous reduction points at 17m, G6 Beech - Reduce height to previous reduction points at 15m. T7 Beech - Reduce height to previous reduction points at 17m. (all repeat pruning), G8 Beech - Reduce laterally by 2m on all sides from 7.5 to 5.5. (to manage trees near house), T9 Oak - Fell. (crown declines with large volumes of deadwood present) T10- Norway maple- Reduce height to 14m to reduce size of tree	Noting this address sits within an area TPO any works should be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant. We therefore request that replacement trees be planted for those felled; species to be suggested by arboriculturist.
PL/26/01216/FA	Amersham And Wycombe College Spring Lane Flackwell Heath Buckinghamshire HP10 9HE	Construction of a purpose built changing room block in place of 2no. temporary modular buildings.	No comment.
PL/26/03712/UA	Scrubland Between Gomm Valley and Railway Gomm Road High Wycombe Buckinghamshire	Development under The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 15 Class B - installation of substation	No comment.

4. Questions from members

There were no questions.

The chairman thanked those present and closed the meeting at 12.21pm

Date & time of next meeting: Tuesday 26 May 2026 @ 12 noon, on Teams

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

26 May 2026

Report of the meeting held at **11.00am via Microsoft Teams**
The meeting was open to members of the public and press

Present: Cllr H Darch Cllr A Barron
Cllr D Johncock 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 and Cllr S Guy.
- 2. Declarations of Interest and Code of Conduct**
There were no declarations.
- 3. Applications for consideration**

Ref	Property Address	Proposal	Comment
PL/26/02795/FA	3 Elder Close Loudwater Buckinghamshire HP11 1HL	Windows replacement without changing the opening sizes.	No comment.
PL/26/03112/FA	35 Norwood Road Loudwater Buckinghamshire HP10 9UU	First floor side extension	No comment.
PL/26/03331/FA	60 New Road Tylers Green Buckinghamshire HP10 8DL	Demolition of existing conservatory and erection of two storey front extension, single storey front extension and single storey rear extension.	No comment.

4. Questions from members

Cllr Johncock raised the issue of the forthcoming closure of Hammersley Lane, 1-12 June and the impact it will have on the local residents and surrounding infrastructure.

The Deputy Clerk confirmed that the Clerk had already been in contact with our contact at Rayners and the Road Closures team at Buckinghamshire Council, but no amendments to the current plan could be made.

Cllr Johncock asked that the Clerk make contact with our Buckinghamshire Councillors asking for them to reach out to Highways requesting details on how the access for Hammersley Lane residents will operate. Cllr Darch asked whether such access would include, for example, those with horses in stables on Hammersley Lane.

Cllr Thomas highlighted that there are also planned roadworks on the A40 between Loudwater and Beaconsfield scheduled to start 4 June, further impacting the local road network.

Cllr Townsend stated she would raise the issue with the LAT, in advance of her planned meeting on 27 May, to also request confirmation on the traffic will be managed.

The chairman thanked those present and closed the meeting at 11.13am

Date & time of next meeting: Tuesday 9 June 2026 @ 12 noon, on Teams

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

9 June 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 N Thomas
 Cllr S Guy

Cllr A Barron
 Cllr L Townsend
 Cllr R Wilks

Also present: One member of public

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/26/03568/FA	40 Fennels Way Flackwell Heath Buckinghamshire HP10 9BY	Single storey rear extension with new roof lantern	No comment.
PL/26/04002/KA	Tylers Green Village Hall Church Road Tylers Green Buckinghamshire HP10 8LN	MATURE ASH (T1) - WEIGHT REDUCE OVER WEIGHTED LIMB APPROX 2.5M & REMOVE MAJOR DEADWOOD, ASH (T2) - REMOVE MAJOR DEADWOOD, FIELD MAPLE (T3) - REDUCE BY APPROX 2 METRES & SHAPE	CWPC notes that this address is within the conservation area and therefore requests that any works to be carried out should be done only with the full approval of the Bucks Council Wycombe Area's tree consultant.
PL/26/03804/FA	33A Northern Woods Flackwell Heath Buckinghamshire HP10 9JL	Existing open porch enclosed to form closed porch, attached garage converted into a habitable space, single storey wrap around rear and side extension and fenestration alterations.	CWPC requests that the case officer reviews the parking proposal to ensure it is in line with current BC requirements, in particular with regard to the adjoining neighbour.
PL/26/03820/FA	Cibola House Norland Drive Flackwell Heath Buckinghamshire HP10 9NA	Single storey rear extension.	No comment.
PL/26/03642/FA	46 New Road Tylers Green Buckinghamshire HP10 8DL	Erection of detached dwelling house	CWPC objects to this proposal for the following reasons: It is an overdevelopment of the site

			• The private amenity space of the proposed dwelling is inadequate • The negative impact on the environment • We are concerned that the new access road onto New Road is very narrow • It will have a negative impact on the privacy of 48a New Road • It will lead to additional parking on New Road • Construction traffic will negatively impact New Road • The plan does not appear to be in accordance with the currently proposed Bucks Local Plan, with regard to back-yard developments.
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4. Questions from members

Cllr Johncock highlighted the current petition on the Buckinghamshire Council website, initiated by a Penn resident, for public comments on planning proposals to be visible, as they have been historically. As planning members had been of a similar mindset for some time, there was debate around whether CWPC should write to Buckinghamshire Council directly regarding this, without referencing the petition. It was resolved that the matter should be an agenda item on the forthcoming council meeting for a decision on how CWPC should proceed.

The chairman thanked those present and closed the meeting at 12.25pm

Date & time of next meeting: Tuesday 23 June 2026 @ 12 noon, on Teams