

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

7 July 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 P Lefevre
 Cllr A Barron
 Cllr S Guy

Also present: M. Barkel
 R. Awbery (joined 12.13)

Cllr S Guy was chairman of the meeting.

1. Apologies for Absence

Apologies were received and approved from Cllr D Johncock and Cllr L Townsend.

2. Declarations of Interest and Code of Conduct

Cllr I Forbes declared an interest in application PL/26/03849/FA being friends with neighbouring residents, he therefore made no comment on this application, and did not join the meeting.

3. Applications for consideration

Ref	Property Address	Proposal	Comment
PL/26/03849/FA	Land Rear Of Beechwood Gap Woody Bay and Cherry Trees Kingswood Road Tylers Green Buckinghamshire	Construction of new 4- bedroom house including demolition of existing timber storage building together with the construction of a 2 x car garage with rear storage for ground maintenance equipment and cycles.	CWPC strongly objects to this application, and reiterates the reasons for objection to previous applications on this site. Despite inadequate drawings being supplied on the application, it is clear the property would be out of keeping with neighbouring properties and would be detrimental to the character and appearance of the area. It would therefore be overdevelopment of the site. The site is located within an area TPO and unmitigated, irreversible damage to the ecology and arboriculture would occur during works, in addition to the impact shown on the plans for the completed project. Should the officers be minded to approve the application, we request the application be called into the planning committee for determination.
M. Barkel and R. Awbery left the meeting at 12.20			
PL/26/04215/FA	Land To The South Of 94 Straight Bit Flackwell Heath Buckinghamshire HP10 9NA	Construction of a detached self build dwelling with associated hard and soft landscaping	No comment.

PL/26/04294/VRC	Milford Cottage Common Road Flackwell Heath Buckinghamshire HP10 9NS	Variation of condition 15 (self-build use) of planning permission ref: 24/06586/FUL (Sub-division of existing dwelling into 2 x dwellings with new front door to unit 2 and new front roof lights and window to unit 1) to allow for the removal of reference to each residential unit and instead make reference to residential unit 1 only.	No comment.
PL/28/03697/FA	46 Fennels Way Flackwell Heath Buckinghamshire HP10 9BY	Demolition of an existing dwellinghouse and the erection of a pair of semi-Detached dwellings with associated vehicular access and parking.	CWPC objects to this application. It would be overdevelopment of the site and out of keeping with neighbouring properties. The additional traffic brought by the development would also impact the already inadequate junction of Fennels Way and Swains Lane.
PL/26/04643/FA	54 Heath End Road Flackwell Heath Buckinghamshire HP10 9EU	Single storey rear/side extension	No comment.
PL/26/04680/KA	Tylers Corner Bank Road Tylers Green Buckinghamshire HP10 8LA	T1 - Fell, T2 (Ash) - Fell, T3 (Holly) - Fell	We note this site sits within the conservation area and therefore request any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant. We also request that a replacement tree be planted; species to be suggested by arboriculturist.
PL/26/04410/TP	16 Oaktree Close Tylers Green Buckinghamshire HP10 8BW	Beech - Remove new low hanging branches from the lower canopy. The main branch framework is approximately 4 metres above ground level, with secondary branches hanging to around 1.75 metres above ground level. Reason for works: The low hanging branches are encroaching on the area around a garden shed and a children's play area.	We note the TPO in place. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
PL/26/04148/FA	73 Ashley Drive Tylers Green Buckinghamshire HP10 8AZ	Loft conversion, three storey side extension, rear single storey extension, replacement porch, addition of front bay windows and removal of tile wall cladding and replacement with render.	CWPC strongly objects to this application. It would be considerable overdevelopment of the site. The removal of the tile cladding, replacement porch and third storey extension would be entirely out of

			keeping with the neighbouring properties and the overall street scene. The proposed parking arrangement is unsuitable and would likely lead to on-road parking on/near a junction.
PL/26/03628/FA	Penn School Church Road Penn Buckinghamshire HP10 8LZ	Taking down and re-erection of a traditional brick and flint single storey ancillary building	No comment.
PL/26/04262/FA	The Danes Hammersley Lane Tylers Green Buckinghamshire HP10 8HE	Partial demolition of existing pergola to the South East elevation, demolition of existing day entrance bay extension to the North East elevation and existing glazed single storey extension to the North West elevation, internal alterations, construction of new kitchen extension to the South West and South East elevations and associated works.	No comment.
PL/26/04551/TP	27 Kings Ride Tylers Green Buckinghamshire HP10 8BJ	T2 (Oak) remove major deadwood and prune back (by approximately 2m) due to overhanging children's playset and shed in back garden, less than 2m off the ground.	We note the TPO in place. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
PL/26/04491/HB	Town Farm Beacon Hill Penn Buckinghamshire HP10 8NJ	Listed building application for erection of garage and outbuilding	While noting the listed building status, and that it is sited in an AONB, CWPC have no further comment to make.
PL/26/04351/FA	23 St Johns Avenue Tylers Green Buckinghamshire HP10 8HP	Loft Conversion Incorporating front dormer window and rear roof windows, front porch, and installation of solar panels.	No comment.
PL/26/04281/FA	27 Coppice Farm Road Tylers Green Buckinghamshire HP10 8AN	4.6 m wide dropped kerb	No comment.
PL/26/04490/FA	Town Farm Beacon Hill Penn Buckinghamshire HP10 8NJ	Erection of garage and outbuilding	While noting the listed building status, and that it is sited in an AONB, CWPC have no further comment to make.
PL/26/04681/TP	Penn School Church Road Penn Buckinghamshire HP10 8LZ	Works to trees subject to a Tree Preservation Order (TPO). T1 beech - reduce crown height only by 3.0m due to fungal infection and condition of tree.	We note the TPO in place. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.

PL/26/04971/KA	Hawthorns The Common Tylers Green Bucks HP10 8LR	Notification of proposed works to trees in conservation area Remove Conifer	We note this property is sited within the conservation area. Therefore we request any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant. We also request that a replacement tree be planted; species to be suggested by arboriculturist.
PL/26/04613/TP	4 Ashley Drive Tylers Green Buckinghamshire HP10 8BQ	T1 Oak – crown lift over road to 6 metres. T2 Oak – crown lift over road to 6 metres. To provide clearance over the road for buses and high sided vehicles.	We note the TPO in place. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
PL/26/04988/TP	12 School Road Tylers Green Buckinghamshire HP10 8EF	Reduce crown height and spread by 2-3 meters leaving the tree at approximately 13m in height to maintain the size and shape of the tree for its location and to limit root growth to the rear of the property where the tree is in close proximity to the neighbouring building	We note the TPO in place. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
PL/26/04810/PAHAS	Japonica Kingsmead Road Loudwater Buckinghamshire HP11 1JL	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Amendment to Part 1 of Schedule 2 Class AA for additional storey to existing bungalow	No comment.
PL/26/04942/FA	9 Derehams Avenue Loudwater Buckinghamshire HP10 9RN	Single storey rear extension (part retrospective)	No comment.
PL/26/04506/FA	Former Royal British Legion Club Queensmead Road Loudwater Buckinghamshire HP10 9TZ	Retention of mixed-use commercial development comprising ground floor storage/distribution (Class B8), office/commercial/business accommodation (Class E(g)(i)) and training/learning accommodation (Class F1), together with second-floor mezzanine accommodation, rooflights, revised external cladding/facade treatment, fenestration and glazing alterations, relocated bin and cycle stores, air conditioning condenser units, signage, EV charging infrastructure and associated	This former British Legion site occupies a prominent position within the street scene at a key corner in Loudwater. The existing building cladding is considered an eyesore within the village, and its highly visible location, particularly alongside the war memorial, means that any proposed design should make a positive contribution to the street scene and respect the setting and significance of the war memorial. Given the limited screening provided by existing vegetation, the proposed external materials and finishes will be clearly visible from the public realm. The use of bold-coloured cladding elements is considered inappropriate in this sensitive location and would fail to complement the surrounding built

		operational works (retrospective)	environment or enhance the character and appearance of the village. CWPC also continues to raise concerns regarding the ongoing parking issues associated with the site. The proposal does not adequately address the existing shortfall in parking provision, and the resulting impact on the surrounding highway network and neighbouring streets remains a significant concern. In view of the site's prominent location and the concerns identified above, CWPC requests that this application be determined by the Planning Committee rather than under delegated powers.
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4. Questions from members

Cllrs Darch and Thomas highlighted that the Reg 19 Bucks Local Plan consultation opens on 23 July 2026 for six weeks. Members are asked to consider the plan upon publication so that a response can be submitted prior to the deadline. There was some discussion around whether comments would be shared via email, for a nominated member to then formalise, or whether an extra ordinary council meeting would be required.

The chairman thanked those present and closed the meeting at 12.46pm

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