

# CHEPPING WYCOMBE PARISH COUNCIL

## PLANNING MEETING

Report of the Planning Meeting held on **18 October 2022** at **10.00am** via Microsoft Teams

**The meeting is open to members of the public and press**

Cllr C Dodds acted as chairman of the meeting.

**Attendees:** Cllr C Jordan, Cllr S Digby, Cllr J Herschel, Cllr D Johncock, Cllr L Johncock, Cllr H Darch

1. **Apologies for Absence**  
Cllr A Barron, Cllr R Wilks, Cllr S Herron
2. **Declarations of Interest and Code of Conduct**  
none
3. **Applications for consideration**

| WDC Reference            | Property Address                                                               | Proposal                                                                                                                                                                                                                                        | Comment    |
|--------------------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <a href="#">22/07418</a> | 11 West Avenue<br><b>Tylers Green</b><br>Bucks HP10 8AE                        | Householder application for construction of single storey side extensions and fenestration alterations                                                                                                                                          | No comment |
| <a href="#">22/07454</a> | The Three Horseshoes<br>The Common<br><b>Flackwell Heath</b><br>Bucks HP10 9PG | Erection of new timber framed pergola with polycarbonate cover and shadow battens to existing front external seating area and to rear proposed external area. Construction of 4 x timber framed garden seating pods with corrugated metal roofs | see below  |
| <a href="#">22/07488</a> | 6 The Chase<br><b>Tylers Green</b><br>Bucks HP10 8BA                           | Householder application for construction of part single/part two storey rear extension, partial conversion of attached garage to habitable accommodation and fenestration alterations                                                           | No comment |

The chairman thanked members for their attendance and closed the meeting at 10.08.

22/07454/FUL

The Three Horseshoes, The Common, Flackwell Heath, Buckinghamshire, HP10 9PG

**Erection of new timber framed pergola with polycarbonate cover and shadow battens to existing front external seating area and to rear proposed external area. Construction of 4 x timber framed garden seating pods with corrugated metal roofs**

**The council objects to the application and, if officers are minded to recommend approval of the application, we ask that the application be brought to the Planning Committee for determination.**

Our objections are principally based on two issues:

1. The disturbance to neighbours and
2. The detrimental visual impact on the street scene in a conservation area

There have been over a number of years various applications of a similar nature:

- The use of the rear garden as a beer garden
- The use of part of the front car park as a seating area

The background supporting our reasons to refuse the application include:

The officer's report in respect of an application in April 2012 (12/05842/FUL) cited:

- In 1984 (W/84/6324) planning permission "was refused for a change of use of the garden to a beer garden on the grounds that the use of this area by customers would lead to an unacceptable loss of amenity, through means of noise and disturbance to neighbouring residential properties."

- In 1989 two applications were submitted, both of which were refused:
  1. (W/89/7972/FF) “for using part of the garden as a car park with the formation of a patio.”
  2. (W/89/7973/FF) “for using part of the garden as a beer garden.”
 The first application was taken to appeal and in supporting the refusal the DoE Inspector concluded “that the noise from the car park and the patio would cause sufficient nuisance to justify the refusal of planning permission.”
- In 1992 (W92/5726/FF) the application to enclose part of the area to the front of the pub for use as a patio with surrounding wall was refused and on appeal as “it would cause noise and disturbance to adjoining properties”. It also refused permission on the grounds that using part of the existing car park would reduce the provision of parking “which at the time was already below the council’s normal requirements”.

Besides objecting to the proposed use of the back garden because of the noise and disturbance to neighbours, refused repeatedly in the past, we would quite separately object on the grounds of the inappropriate choice of materials: the construction of seating pods with corrugated metal roofs. We cannot imagine a more unsuitable material. In our opinion its use would ensure that neighbours would be bombarded with noise, day and night whenever it is raining and hail drumming on the roof would magnify the noise to really unbearable levels.

**The report of the officer in April 2012 is detailed. It clearly outlines cogent reasons why similar applications for use of the rear garden to be used as a beer garden have been refused and why this one should not be permitted.**

The council also objects to the proposals to roof the external seating area in the front car park.

A previous application to use the area for an external seating had been previously refused, but in December 2013 a retrospective application (13/07996/VCDN) was made and approved on the grounds that the introduction of a ban on indoor smoking necessitated some provision, in spite of the noise and disturbance it would cause immediate residents.

All that can be said about this permission is that the noise and inconvenience it has caused is at least largely limited to daylight hours. This application would completely change that.

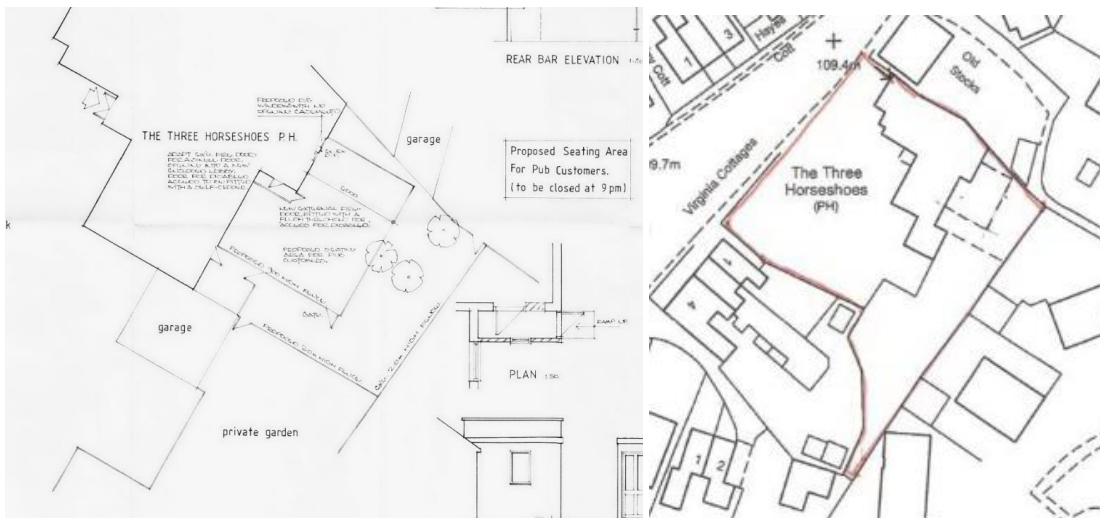
The construction of a polycarbonate, roofed structure with festoon lighting will undoubtedly extend the hours and the noise and disturbance experienced by neighbours.

In addition, in our opinion the nature and design of the proposed structure would be totally out of keeping with the external appearance of the building of which it would now form a part. The impact on the street scene will be significant and detrimental in the conservation area, the Three Horseshoes being its most prominent feature.

The planning authority in its accepted policies quite properly places some emphasis on design. Proposals are expected to achieve a high standard of design, compatible with the immediate surrounding of the site and appropriate to its wider context.

In conservation areas the authority requires development to preserve and enhance the special character or appearance of the area. This application and the choice of materials, including the festoon lighting, are an affront to the existing building, neighbouring properties and to the conservation area.

Of special note is the apparent creeping reduction of the private garden associated with the pub and its inclusion into the commercial area behind the pub.



12/05842/FUL April 2012

Note the limited extent of the rear garden of the pub.  
It has now been extended into the garden of the residential dwelling associated with the pub.  
This makes the proposed area potentially more attractive for use as a beer garden.



22/07454/FUL April 2022