

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning meeting held on Tuesday 13 February 2024 at **10.00am via Microsoft Teams**
The meeting was open to members of the public and press

Cllr H Darch acted as chairman of the meeting.

Attendees:

Cllr A Barron, Cllr R Wilks, Cllr C Jordan, Cllr C Dodds, Cllr D Johncock, Cllr L Johncock, Cllr K Wood

1. **Apologies for Absence**
Cllr J Herschel, Cllr S Digby, Cllr S Heron
2. **Declarations of Interest and Code of Conduct**
All councillors declared an interest in application 24/05223 as CWPC own the land.
3. **Applications for consideration**

Ref	Property Address	Proposal	
24/05156	36 Fennels Farm Road Flackwell Heath Bucks HP10 9BS	Householder application for proposed construction of hip to gable roof extension, front and rear dormers, single storey side and rear extensions and fenestration changes (Alternative scheme to 23/06297/FUL)	No comment
24/05166	Land Between Babs Park and Home Meadow Drive West of Blind Lane Bourne End Bucks	Change of use of land from agricultural to equestrian use and construction of 2 x field shelters	CWPC does not object to this planning application but we wish to make a few observations. We note that this application is part retrospective as small paddocks have already been set up for horses on the bottom field. We question whether there is sufficient parking onsite for the increase in cars to the site. Will horseboxes be able to negotiate the narrow access to the site? Will the wooden structures provide sufficient shelter for the horses in winter or will more permanent shelters, ie brick, be required in the future?
24/05223	Recreation Ground Straight Bit Flackwell Heath Bucks	Prior notification application (Part 16, Class A) for proposed installation of a 20m monopole supporting 6 no. antenna apertures, 4 no. 0.6m dishes, 4 no. associated cabinets within a secure compound with landscaping and development ancillary thereto	See comment below

24/05183	Penn School Church Road Penn Bucks HP10 8LZ	Prune back lateral branches by 2-3m to prevent overhang and branch failure x 1 Beech (T1)	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.
24/05212	Ashdown Hammersley Lane High Wycombe Bucks HP13 7BZ	Householder application for construction of boundary retaining wall, hedging and fencing	No comment
23/08110	9 Old Forge Road Loudwater Bucks HP10 9TP	Householder application for extension of existing dropped kerb along the length of the pavement	No comment

The chairman thanked members for their attendance and closed the meeting at 10.23am.

24/05223 Recreation Ground, Straight Bit, Flackwell Heath

In certain respects, our objection very much reflects the conclusions of a recent planning appeal (APP/K0425/W/22/3309595) which was dismissed. Like the land in Flackwell Heath, the appeal related to an open parcel of land at the junction of Plomer Green Lane and Littleworth Road in High Wycombe. The appeal inspectors report dated November 2023 focussed on:

- the effect of the siting and appearance of the proposed installation on the character and appearance of the area, and;
- if any harm would occur, whether this is outweighed by the need for the installation to be sited as proposed, taking into account any suitable alternatives.

The land at Straight Bit, Flackwell Heath is similarly a green open space well used for by the community and for local events, and it provides an attractive focal point in the centre of the village. In particular, a mains electrical outlet has been provided on the rear of the toilet block to provide power for bands and public address facilities which are naturally sited in the location being proposed for the mast.

There is a general lack of street furniture near to the site with only sporadic lampposts and telegraph poles, which results in the majority of the site being free from development and gives the area an open and verdant character and appearance.

The mast would be 20m high and while there are a few 2 and 3 storey flatted developments within the village, no such flatted developments are within the proximity of the site. Instead, the houses nearby are two storeys which the mast would be much taller than. The aerials at the top of the mast sit higher than the nearby mature trees and would therefore stand out as a jarring feature and erode the open character of the area.

The width of the mast would also be greater than the limited street furniture nearby such as telegraph poles and lampposts along the main road. The proposed cabinets located to the side would increase the overall bulk of the proposal resulting in a prominent feature on the street scene even though it proposed to surround the base with a hedge.

Although the vegetation surrounding the site would provide some limited screening from long distance views, the top of the mast would be a much greater height than even the nearby mature trees. Furthermore, the screening from vegetation would be further limited in the winter months when leaf cover would be considerably less.

We therefore consider that the development would harm the character and appearance of the area and, as such, would be contrary to policies CP9, DM20 and DM35 of the Wycombe District Local Plan Adopted in August 2019. Amongst other things, these seek to ensure developments achieve a high quality of design which contributes positively to making places.

In addition to the potential visual and amenity impacts, there is a covenant on the land which restricts the use of the land to recreational and sporting uses. In addition, the Parish Council needs to increase the size of the current car park and the area along the back of the current car park has been identified as the most suitable location.

Enforcement query: H S J Outreach Centre Rayners Avenue Loudwater Buckinghamshire

The deputy clerk informed the meeting that, further to our enforcement query at the above address, we had received a reply from Planning Enforcement at Buckinghamshire Council. Although a breach of planning had been identified, the Council concluded that the breach in this case was not expedient to enforce against.