

CWPC Planning Application Objections 12 Dec 2025 - 13 Mar 2026

PL/25/5059/FA	23-Dec	Mayflower Cottage London Road Loudwater Buckinghamshire HP10 9RF	CWPC is concerned that there is potential for this proposal to lead to overdevelopment of the site, should the application be permitted. The property is situated within greenbelt, therefore we request further information regarding plans for the site of the original out building once it has been removed; the existing base should be entirely removed and the ground landscaped.	REFUSED
PL/25/4729/FA	23-Dec	Blandings Hammersley Lane High Wycombe Buckinghamshire HP13 7RY	CWPC objects to this proposal for the below reasons: The position of the structure is situated too close to the boundary with the neighbouring property, and at a height of 3.57m would be overbearing. CWPC views this as overdevelopment of the site.	PERMITTED
PL/25/6535/VRC	17-Feb	Tycoed Sandpits Lane Tylers Green Buckinghamshire HP10 9JN	CWPC objects to the proposal of removing Condition 6 for this property. There have been previous issues with the development on this site which mean the condition is still appropriate and it should therefore be retained.	PENDING
PL/25/6570/FA	17-Feb	White Rose Cottage Church Road Tylers Green Buckinghamshire HP10 8EJ	CWPC objects to this application. It would lead to overdevelopment of the site and there is not sufficient parking provision for two properties. CWPC also query the accessibility of the rebuild as it would expect to see modern houses with step-free access. Should this development be permitted, conditions must be set that all contractors must park within the site boundary. Church Road is busy and a bus route, making in unsafe and unsuitable for on-road parking. Parking on the common opposite is not permitted.	PENDING
PL/25/6201/FA	03-Mar	19 Oakland Way Flackwell Heath Buckinghamshire HP10 9ED	CWPC strongly objects to this application. It would lead to overdevelopment of the site. We are in agreement with the preplanning advice which states the development would be cramped and out of keeping with the street scene. There are concerns that approval would set a precedent in the road, which is a single lane with no parking provision other than existing driveways. CWPC requests this application is called in to the Planning Committee, should Buckinghamshire Council be minded to approve the plans.	PENDING
24/06425/FUL	03-Mar	Aries House Straight Bit Flackwell Heath Buckinghamshire	CWPC strongly objects to this application. With the amended/additional plans reviewed our original stance remains. The elevations are unchanged and therefore the development would still be overbearing in the street scene, given the increased build height. The provision for parking is insufficient as the majority of residents would rely on having their own vehicle(s) due to the poor bus service available in the locality. There is also insufficient parking provision for mobility parking, given the application is for 40 retirement apartments. The area already struggles with a lack of parking availability for shoppers, this has not been addressed on the application despite it providing retail units on the ground floor. There is lack of infrastructure in the area to support this number of additional residents. Most notably GP surgeries, with residents already having to travel to Loudwater and Bourne End. Old Kilm Road is already very busy and with additional residences this would increase. The planned extension to the front of the building raises concerns relating to the vision splay for drivers exiting the road onto Straight Bit. Should Buckinghamshire Council be minded to approve this application, CWPC request it is called in to the Planning Committee for determination.	PENDING

DRAFT: 2026 PR/Publicity /Communications Strategy & Plan: Newsletter**Background**

- The production of newsletters historically has been physical, 8 x A5 pages, variable content, printed, and delivered to all residents approx. twice annually (by volunteers). Additional copies are made available to community groups, events or locations
- As at February 2026 the volunteers are no longer able to distribute the magazines
- In January 2026 a working group was convened to explore future options for engaging with, and communication with residents, and to explore ways in which the profile of CWPC could be extended
- At the first meeting of the working party the group agreed to explore the potential to **cease printed production of the newsletter**, and instead look to produce an **online / digital newsletter**, supplemented by a limited print run circulated to community groups, events or locations, for at least a year,
- Residents would be encouraged to sign up for the newsletter to be sent electronically

Proposal

- To produce 4 news letters annually - to be distributed to a mailing list - which would need to be built over 2026/2027
- The newsletter would feature prominently on the CWPC website
- The newsletter length would typically be 2 pages (A4) in length, with a mix of 'standing order items, and variable content
- The first newsletter to be produced in early April - and would reflect on the CWPC achievements over the 2025/2026 year, and look forward to the plans, for the upcoming year, as well as to share information, key dates, and raise awareness
- A leaflet would be also produced to inform residents of the changes, encourage households to sign up (via link, QR code)
- The design to be visual, and information in easy to digest format. In depth information can be placed on the website- and the newsletter to provide a link for readers to access

The Business Case

The detailed costs associated with the move to digital newsletters are being calculated, but will in any event fall within the existing budget provision,

CHEPPING WYCOMBE PARISH COUNCIL

APPLICATION FOR GRANT/DONATION BY CHARITABLE, VOLUNTARY OR OTHER ORGANISATIONS
(Local Government Act 1972, Section 137)

Please note: this application will not be considered unless it is accompanied by a copy of the latest set of annual accounts showing the organisations income, expenditure and level of balances. If the organisation does not prepare annual accounts, copies of the bank statements covering the previous six months must be enclosed.

Name of organisation:
Loudwater Recreation Hall

Interim Chairman of Trustees – Katrina Wood
Contact details:

Treasurer/Financial Officer:
Shelley Sheppard
Contact details:

How is the organisation established (delete as appropriate)

Incorporated by Royal Charter	Registered as a Friendly Society
Incorporated under Companies Act	By affiliation to any national body
Registered as a Charity X	Deed of Trust
Charity No 300245	Other (please specify below)

What are the objectives of the organisation?

Does the organisation carry out any trading activity with a view to profit?

Does your organisation have a membership?

The Property and the trust fund and its income shall be applied for the purposes of a village hall for the use of the inhabitants of Loudwater, in the neighbourhood of the Parish of Chepping Wycombe without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions, including use of the Property for meetings, lectures and classes or other forms of recreation and leisure time occupation in the interests of social welfare and with the object of improving the conditions of life for the said inhabitants.

The organisation does not trade for a profit only to ensure the survival of the hall and invest back into the hall.

No it does not have a membership

For what purpose of project is the grant/donation requested?

The flooring in the upstairs hall is in a bad state of repair. The lino tiles are breaking and some of the screed underneath is also breaking up. The hall is used for dance classes, scouts, beavers, brass band practise and we do not want accidents to happen from people catching feet in holes and it is difficult for Tap dancing and ballet to properly dance on the floor.
We would dearly love to replace this as soon as possible before any accidents and also to prevent loss of income.

Please specify:

Total estimated cost of the project	£9239 plus VAT and the Hire of a skip
Dates to commence and complete	As soon as possible
Amount already available	Amount to cover VAT and skip. We do have some funds in our account to fund the difference but are aware we have our Insurance due in the next couple of months, together with electrical work which we do not yet have costings for but could be substantial, also solicitors fees of around £1000 to get the hall back into our control. There is a lot of work required to bring the hall up to a good standard so we do not want to use all our funds now and this floor will be an unexpected very large expense which is more than we have in the bank. The figures for 2025/2026 are lower as they are only up to January this year as we have not yet had a statement from the Bank to enable them to be updated.
Amount expected to be available at start	As above

Other applications for grants for the project:

Body:	Amount applied for:
None at present	

Amount being requested from CWPC: £9239

Who will benefit from the project, specifically with residents of Chepping Wycombe in mind?
 All residents of the area who use the hall, children who attend the dance school, scouts etc and who use the hall, especially those residents of Loudwater

I submit this application on behalf of the stated organisation and believe all statements made or enclosed to be true.

Signed: Dated: 12/3/26.

Capacity in which signed: ...Chairman of Trustees.....

Should the application be successful any cheque will be made payable to the name of the organisation as stated overleaf and sent to the Treasurer unless otherwise stated.

Alternative addressee for grant:

LOUDWATER CENTRE ACCOUNTS FOR PERIOD 01.04.25 TO 31.03.26

INCOME	2025/2026*	2024/2025	EXPENDITURE	2025/2026*	2024/2025
Bingo	£120.00	£200.00	CIB		£140.00
BCC Hall Hire	£800.00	£1,300.00	Maintenance	£3,064.80	£2,002.83
Zumba	£435.00	£1,110.00	Cleaning	£1,350.00	£535.00
Badminton	£315.00	£1,503.00	Insurance - Building	£1,759.86	£1,496.89
Medley Dance	£4,886.25	£3,911.25	Refuse Collection	£1,078.90	£1,845.54
Party Hall Hire	£140.00	£0.00	Gas	£2,172.00	£693.00
Basketball	£480.00	£0.00	Electric	£1,638.56	£1,371.56
Home Education	£150.00	£0.00	Water	£764.88	£344.36
Forget me Knot	£420.00	£520.00	Committee Insurance		£611.56
Brownies & Guides	£490.00	£560.00			
Insurance Refund	£0.00	£41.51			
Scouts/Cubs	£546.00	£2,913.00			

£8,782.25 £12,058.76

£11,829.00 £9,040.74

* AS AT 31/1/26
Current Account

£6,600.54 *AS AT 31/1/26

£6,600.54

LOUDWATER CENTRE ACCOUNTS FOR PERIOD 01.04.24 TO 31.03.25

INCOME	2024/2025	2023/2024	EXPENDITURE	2024/2025	2023/2024
Bingo	£200.00	£400.00	CIB	£140.00	
BCC Hall Hire	£1,300.00	£0.00	Maintenance	£2,002.83	£200.00
Zumba	£1,110.00	£0.00	Cleaning	£535.00	
Badminton	£1,503.00	£2,490.00	Insurance - Building	£1,496.89	£2,469.16
Medley Dance	£3,911.25	£0.00	Refuse Collection	£1,845.54	£1,360.80
Netball	£0.00	£45.00	Gas	£693.00	£120.00
Basketball	£0.00	£0.00	Electric	£1,371.56	£725.45
Boogie Bounce	£0.00	£0.00	Water	£344.36	£523.99
Forget me Knot	£520.00	£540.00	Committee Insurance	£611.56	£300.25
Brownies & Guides	£560.00	£560.00			
Insurance Refund	£41.51	£0.00			
Volleyball	£0.00	£916.00			
Scouts/Cubs	£2,913.00	£1,057.50			
Insurance - Building					
	£12,058.76	£6,008.50		£9,040.74	£5,699.65

Current Account £9,629.67

£9,629.67

Penn & Tylers Green Conservation Area Re-Appraisal

- The Penn & Tylers Green Conservation Area (CA) was set out in 1992 as part of a requirement for Councils to “determine which parts of their areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.”
- The objectives for the CA set out by Buckinghamshire Council are:
 - To avoid the destruction of the character and ‘wholeness’ of the area from stagnation and decay due to neglect and indifference, from despoliation due to redevelopment and other unsympathetic expedients.
 - To protect the surroundings of the area and its outward and inward views. This applies particularly to the views of the hillside and open country around the settlement which are indicated by arrows on the conservation maps.
 - To ensure that where new development takes place it blends in with the character of the area.
- Given the pressure on Buckinghamshire Council to meet housing supply targets, and the recently revised NPPF which includes a strengthened presumption in favour of “suitably located” development, which includes infill development, we anticipate an increase in planning applications for infill development
- The CA gives us the opportunity to ensure any such developments are sympathetic and do not detract from the character of the area
- The CA has was last amended in 2008 by Wycombe District Council (as the planning authority) Now might be an opportune time to re-evaluate it and get it re-adopted. We have been advised that an up-to-date CA is more influential for Planning and carries far more weight
- Buckinghamshire’s Heritage Team will manage the re-appraisal process through appointed consultants
- The cost estimate for the work is £15,900 plus £4,000 for the adoption process
- PPC anticipate the cost to be split equally between PPC and CWPC as the CA straddles both parishes with no financial support from Buckinghamshire.
- The Penn & Tylers Green Residents Society seem minded to contribute 50% of the costs .

Recent experience on the Tylers Green Back Common has shown that extensions or rebuilds in four cases (including Menlo House) have proceeded.

The general Buckinghamshire background

<https://www.buckinghamshire.gov.uk/planning-and-building-control/conservation-heritage-and-archaeology/heritage/conservation-areas-in-buckinghamshire/>

The WDC version

<https://media.buckinghamshire.gov.uk/documents/Penn-and-Tylers-Green-Conservation-Area-Appraisal.pdf>

The proposal is that this council approves expenditure of up to £5,000 on the CA re-appraisal