



IMPORTANT PLANNING APPLICATION NEWSLETTER

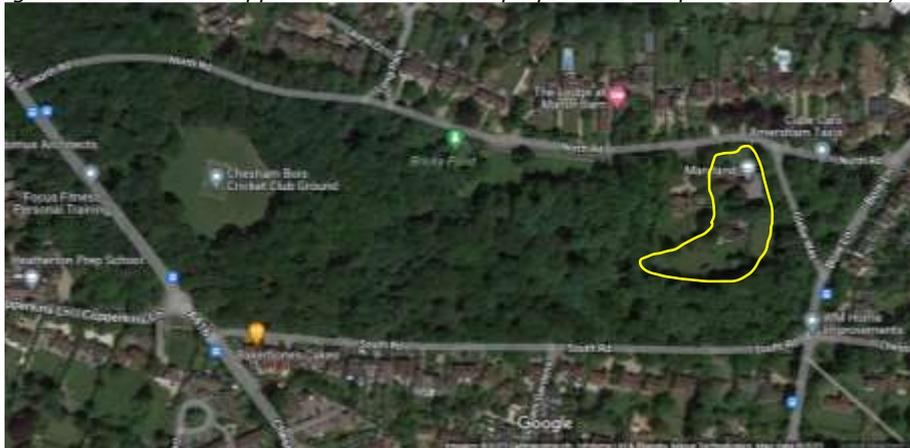
January 2023

This newsletter has been produced and distributed by Chesham Bois Parish Council to help ensure that residents are aware of a planning application that was recently submitted to Buckinghamshire Council for a significant and substantial development in the Chesham Bois Conservation Area.

The Parish Council also wishes to ascertain the views of local residents about this proposed development. A similar planning application was refused on appeal last year. Key information is set out below and the Parish Council encourages readers to respond to the questions set out overleaf.

The location of the proposed development is Glebe Way, Chesham Bois HP6 5ND, near the War Memorial. The site is within the Chesham Bois Conservation Area and the Chilterns Beechwoods Special Area of Conservation, (SAC) and is adjacent to an Established Residential Area of Special Character. Three parcels of land are involved: the Parish Centre is on one; the Rectory on another; and the third is currently green space which forms a large part of the proposed development and would become a car park. The site is surrounded by Common Land owned and managed by the Parish Council as well as a boundary with the Old Rectory, which was built in 1833 and is now a Grade II listed residential property.

Image below shows the approximate area of the proposed development bordered in yellow



The planning application, (reference PL/22/4074/FA), has been submitted by agents of the Parochial Church Council of St. Leonard's. The proposal is to demolish the current Rectory and Parish Centre and build a new Rectory adjacent to North Road; a new Parish Centre which includes two large meeting halls and a church-led café; a separate day-nursery building; two further buildings (a prayer room and a substation/bin); a bicycle store; a fire pit with a seating circle; new boundary walls and fencing; parking areas; and landscaping.

The planning application references an office, meeting room and vehicle parking spaces allocated to the Parish Council. However, the Parish Council has neither been approached nor entered into any discussions or agreement to occupy or otherwise use the proposed development.

Note: The applicant has previously submitted a similar planning proposal, ref. PL/20/0401/FA. Several hundred letters of objection were submitted by individuals and local organisations who were primarily concerned about the proposed scale of development and impact on the environment. A campaign group was also established by parishioners which aimed to protect the unique nature of Chesham Bois. The application was turned down by Buckinghamshire Council and subsequently dismissed by The Planning Inspectorate on appeal. Beside the omission of a second residential property, the new planning application is substantively the same.

Key comparative information

Current position	Proposed development
Multi-functional Parish Centre: main hall capacity c. 100; offices and meeting rooms; facilities and a large kitchen area. Available for private hire. Low level of evening/week-end use.	Muti-functional Parish Centre to include: a multi-purpose hall, (capacity c. 100); plus a theatre-in-the-round space (capacity 275); offices and meeting rooms; kitchen; facilities and a church-led café space, (capacity c. 50). Available for private hire. Potential building capacity in the region of 450+ people.
Vehicle parking spaces for the Parish Centre: 26.	Vehicle parking spaces for the Parish Centre: 120.
Rectory and garage built in 1980's surrounded by extensive gardens and trees.	Demolish rectory and relocate with a new access gate to North Road to be cut through an established hedge.
Pre-school nursery accommodated within the Parish Centre.	Separate building for a pre-school nursery to accommodate c. 32.
Minimal boundary fencing.	Perimeter fencing to include 1.5m and 1.8m high fencing, hedging with fences and flint faced walls.
	A building for prayers adjacent to the boundary with the Old Rectory (a listed building and private residence).
	A fire pit and seating circle adjacent to the boundary with the Old Rectory.

Full details of the planning application are available on the Public Access planning portal, (www.buckinghamshire.gov.uk/planning-and-building-control). Chesham Bois Parish Council is the first level of local government and acts as a statutory consultee. Decisions are made by the Local Planning Authority, (Buckinghamshire Council), and appeals are considered by The Planning Inspectorate.

The authorities will only take material planning considerations into account when dealing with a planning application and these include: national and local policies and guidance; emerging local plans; conservation appraisals; environmental issues; visual character and amenity; loss of light and privacy; noise and disturbance; loss of trees; road safety, parking and traffic generation; flood risk; case law and sustainable design and construction. Matters that would not be taken into consideration include the developer's motives, record or reputation; land ownership; speculation over future use; property values; or loss of private views.

Questions about the proposed development. To assist the Parish Council to consider its response to the planning application as a statutory consultee to the Local Planning Authority, local residents are invited to provide feedback by answering the following questions:

- 1. Do you support the proposed development?** (Please provide reasons for your answer)
- 2. Do you object to the proposed development?** (Please provide reasons for your answer)

Also, as the Parish Council wishes to consult fully with residents about community facilities, please let us know what you may prefer as an alternative to the proposed new development.

Please send your comments to the Parish Clerk by email to clerk@cheshamboispc.org.uk or in writing to the Parish Council Office, Glebe Way, Amersham HP6 5ND before noon on Thursday, 9th February 2023.

PLEASE NOTE: Your views about this planning application should also be sent direct to the Local Planning Authority for its consideration. Search for 'view and comment on a planning application' on the Buckinghamshire Council website, select the Chiltern and South Bucks. area and reference application PL/22/4074/FA.

THANK YOU

CHESHAM BOIS PARISH COUNCIL – PLANNING APPLICATION NOTIFICATION – JAN. 2023