

CHESHAM BOIS PARISH COUNCIL

STATEMENT REGARDING PROPOSED PARISH CENTRE REDEVELOPMENT

Chesham Bois Parish Council welcomes the pre-planning event held by St Leonard's Church on 3rd November to enable all concerned to understand the current status of the development. Parish Councillors are attending this event.

The Parish Council has remained neutral regarding this development, consistent with it being a Statutory Consultee in the planning process. The Planning Authority, Chiltern District Council (CDC), has the sole formal authority for approving or denying any planning application submitted by the Church. Chesham Bois Parish Council is required to comment on the proposals, to reflect our balanced view of the needs, aspirations and concerns of our village. Individual residents should also make their views known to CDC.

In developing our view, we have already taken note of correspondence received regarding the development, as well as various meetings requested by interested groups. Once the planning application has been lodged, Chesham Bois Parish Council also intends to hold an Extraordinary Council Meeting to hear the views of parishioners on the final plans put forward. An agenda, venue and time for this meeting will be publicized on our website and noticeboards with at least 3 clear days' notice.

This meeting will consider the Proposed Parish Centre Redevelopment Plan in the context of planning legislation and will inform our formal submission to CDC which will be required within 3 weeks; and will be decided at a subsequent meeting of the Council. The Extraordinary Council Meeting will give members of the public the opportunity to inform us of their views, both positive and negative. Each person will have 5 minutes to present their opinions, and it is expected that the meeting will last no longer than an hour and half.

Should residents have any particular concerns to express, they need to consider their relevance in terms of existing planning legislation. CDC offers the following guidance:

What can I say about an application?

*We will make the decision on planning issues, as set out in the **Adopted Development Plan**. The following are examples of planning issues:*

- *The design, layout and appearance of the development and its impact on the surrounding area*
- *Highway safety considerations*
- *The effect of the development on neighbouring property e.g. loss of privacy, overbearing appearance*
- *Impact on trees, conservation areas or listed buildings*

The following things are not planning matters and will not be taken into account:

- *The identity and character of the applicant or agent*
- *Any private covenants affecting the site*
- *Matters dealt with under other legislation such as drainage or construction technique*
- *Party Wall Act - this is not covered by planning legislation.*

Chesham Bois Parish Council appreciates that time has to be limited for this meeting, and residents may therefore wish to avoid using the time to repeat any point which has been already been raised by a previous participant.

Cllr Cathy Woolveridge
Chairman, Chesham Bois Parish Council