

CHOLESBURY-CUM-ST LEONARDS PARISH COUNCIL

The Parish Council Meeting took place at St Leonards Parish Hall on
Tuesday, 17th February 2026 at 6.30pm

**In Attendance: Cllr Ingram, Hoare, Neighbour, Baddon, Allen, Morris and Wellenreiter
Present: Mrs H Farrelly (Clerk) Ward Cllr Kneller and seven members of the public.**

Apologies received from Cllr Baddon, Morris and Allen

5816) To approve the minutes of the meeting of the Parish Council held on 6th January 2026 and deal with any Matters Arising
Minutes approved and signed by the Chairman

5817) To receive declarations of interest
None

5818) Reports from Buckinghamshire Councillors
Cllr Kneller reported that Buckinghamshire Council is in the process of setting its budget, with the formal budget meeting due to take place in Aylesbury the following week. He advised that approximately 70–80% of the Council's expenditure is currently allocated to Special Educational Needs and Disabilities (SEND), transport, temporary housing and adult social care. There has been significant debate around these budget pressures.

Work is progressing on the draft Local Plan. Approximately 95,000 homes are projected across Buckinghamshire over the next 10–20 years. There remains considerable pressure to protect National Landscape areas (Previously Chilterns AONB). A "call for sites" has been undertaken; however, insufficient land was put forward voluntarily, and landowners have since been approached directly. Consideration is being given to so-called "grey belt" land which may be more suitable for development. Consultation must be completed by June in order to meet Government direction that the Plan be in place by the end of the year.

Cllr Kneller also reported on the Experimental Traffic Regulation Order in Chesham, which restricts delivery access to the High Street between 10am and 4pm. A three-week consultation has just concluded and the Council will review responses. She further advised that charges for High Street events are being introduced: £1,500 per event, rising to £2,000 for full High Street usage.

Chesham, together with surrounding villages, is applying for Town of Culture status for 2028. The winning bid will receive £3 million.

In response to a question regarding potholes, Cllr Kneller advised that a four-year capital plan for roadworks is being finalised. Severe weather has significantly worsened road conditions. Priority is being given to repairs considered dangerous to cyclists and motorists, although resourcing remains challenging.

Cllr Ingram noted that two out of three cars owned by his family have been written off due to pothole damage in the past three years.

5819) To suspend standing orders and invite questions from members of the public

The Chairman suspended Standing Orders and invited members of the public to address the Council regarding the planning application for PL/25/6435/FA – Seven Acre Field, Heath End.

The Chairman clarified at the outset that the Parish Council was not the planning authority and that its role was to consider representations and submit comments to Buckinghamshire Council. He emphasised that the final decision would rest with the planning authority.

The applicant addressed the Council. He explained that he was the applicant, though not the landowner, and outlined his proposal to operate a small-scale dog day-care facility limited to six dogs. He stated that the intention was to create a modest local business that would reduce the need for residents to travel further afield for similar services.

The applicant expressed that he wished to work with the local community and hoped the facility might assist with fundraising events for charities. He described his background as a Physical Training Instructor with the Army Reserves and stated that he was committed to supporting the local area.

He stressed that the scale of the operation would remain small and that there were no plans for kennelling large numbers of dogs. He indicated that drop-off and pick-up arrangements were being considered carefully in order to minimise traffic impact.

A neighbouring resident, spoke strongly in objection. He stated that, in his view, the proposal conflicted with Green Belt policy and would alter the rural character of the area. He further argued that the site lay within the Chilterns Area of Outstanding Natural Beauty (AONB) and that commercial activity of this type was inappropriate in such a setting. He expressed concern that six dogs might only be the starting point and that numbers could increase over time.

He also raised concerns regarding noise, stating that barking dogs could be heard over considerable distances in the valley. He referred to existing kennels on Hogg Lane, noting that even at that distance barking could be audible. He questioned the absence of drainage and water provision on site and raised concerns about refuse disposal, referencing previous instances where rubbish had allegedly been burned on the land.

Other residents echoed concerns about traffic and access. It was noted that the access lane was a narrow single-track route used by walkers, horse riders, hikers and others. Residents argued that increased vehicle movements from staff and customers would present safety risks. One resident described the track as entirely unsuitable for regular vehicular use, particularly in wet weather when the ground became waterlogged.

Another resident expressed concern regarding Common byelaws and questioned whether permissions had been sought for the use of private land, including the cricket club car park, for drop-off arrangements. She stated that paid dog-walking activities may not be permitted on the Common and queried whether the Lord of the Manor had been consulted.

Another resident described the track as ancient and historically significant, stating that it was not constructed for modern vehicular traffic. She also raised concerns regarding light pollution, noting that lighting from the ridge was visible towards Chesham and that preserving dark skies was important to residents. She expressed disappointment that structures had already been erected and questioned whether six dogs constituted a viable business model.

Several residents raised concerns regarding livestock. It was stated that sheep grazed the fields for much of the year and that horses were also present. One resident emphasised that barking, even from dogs on leads, could cause significant stress to sheep, particularly pregnant ewes. It was noted that legislation regarding livestock worrying had recently been strengthened and that this was a material consideration.

Another resident commented that, while the business concept itself might be positive, the location was not appropriate. Concerns were raised about the impact on wildlife, including deer and badgers, and the effect of fencing in restricting wildlife movement. It was argued that parked vehicles and visible structures would detract from the landscape and harm the visual amenity of the AONB.

Questions were also raised about the retrospective nature of the application. A resident queried why wooden sheds had been erected in February of the previous year. In response, the applicant stated that he had sought advice from the planning authority prior to installing the structures. He explained that he had been advised that mobile animal field shelters might

be appropriate and that he had attempted to proceed correctly based on the guidance provided.

Further concerns were raised regarding enforcement matters. The Chairman confirmed that there was currently an enforcement notice relating to the site. He explained that while a planning application was under consideration, formal stop notices would only be issued in specific circumstances. He noted that the application referred to 0.18 hectares, representing the enclosed area, and observed that the overall field covering 2.8 hectares is much larger.

The Chairman also raised the broader issue of agricultural land use, stating that the country was experiencing pressure on agricultural land and that the potential declassification of such land was a matter of concern. He questioned whether alternative locations might be more suitable.

Residents also commented on notification procedures, stating that no planning notices had been observed locally and that the planning portal was due to be unavailable for a period of time. A request was made for an extension to the consultation period.

In response to concerns regarding lighting, the applicant stated that any lighting would be minimal, solar-powered and directed only where necessary. He emphasised that efforts would be made to minimise visibility from the valley and to reduce disturbance.

Regarding operating hours, he stated that set hours would apply and that the intention was to maintain them as proposed. He reiterated that the operation would remain limited to six dogs and that he was willing to engage with residents to address concerns.

The Chairman thanked all speakers for their contributions and reiterated that the Parish Council would consider all representations before submitting formal comments to Buckinghamshire Council.

5820) Chairman's Report and Question

The Chairman reported:

- The Parish noticeboard had been vandalised; the damaged windows have now been replaced.
- Ongoing engagement with ward councillors regarding planning applications affecting local public houses, including The White Lion. A response has now been received from the local MP.
- The Black Horse has been purchased and renovation works have commenced, including a planning application to extend toilet facilities to provide external disabled access.
- Appreciation was expressed to residents contributing to Hilltop News and to local community groups

Clerk's Report

Nothing to report

- 5821) (i) To note the following regular orders of payments
- i. Clerk's net salary for February 2026 - noted
 - ii. HMRC – £136.40 - noted
- (ii) To approve orders for payment and any other arriving after this notice
- i. Castle Glass - £253.20 - approved
 - ii. Tree Monkey - £1392.00 - approved
 - iii. Notice board key - £7.99 - approved

- 5822) (i) To note any responses to planning applications since the last meeting
- a. PL/25/5903/FA - 1 Horseshoe Cottages Parrotts Lane Buckland Common Buckinghamshire HP23 6NX – no comments
- (ii) To deal with any planning applications, including those received after the date of this notice:

- a. PL/25/6435/FA - Seven Acre Field Heath End Bucks – comments to be submitted
 - b. PL/25/6283/FA - Home Paddock Cholesbury Lane Cholesbury – no comment
- (iii) To receive notice of appeals
None
- (iv) To receive an update on enforcement matters
None

5823) To consider matters relating to highways and ROW

The Chairman reported flooding in Parrotts Lane. It was noted that a postal delivery vehicle had been severely damaged due to flooding and that an RAC vehicle had also experienced serious difficulty. The issue has been reported to the Local Area Technician and will be referred to the Asset Team for prioritisation.

The Council was also notified of a proposed footpath diversion.

5824) To consider matters relating to the Green at Buckland Common, Springall Hill Allotments and other maintenance matters

Tree work on The Green has been undertaken, as reported by Mr Philip Matthews.

A dying ash tree has been removed from the roadside hedge of the Allotments by Tree Monkey Ltd.

5825) Dates for the next meetings

- 31st March 2026
- 12th May 2026 (APM)
- 23rd June 2026