



## Planning, Growth & Sustainability

Wycombe Area Office  
Queen Victoria Road  
High Wycombe  
Buckinghamshire  
HP11 1BB

planning.wyc@buckinghamshire.gov.uk  
01494 412246  
www.buckinghamshire.gov.uk

Agent :

Mr Tom Gallivan - Dot Surveying Ltd  
14 Inverleith Road  
Edinburgh  
EH3 5PZ

Applicants Details :

CK Hutchinson Networks (UK) Ltd  
Great Bingham Mead  
Vastern Road  
Reading  
Berks  
RG1 8DJ

### **Town and Country Planning Act 1990 Town and country Planning (General Permitted Development) Order 2015**

**APPLICATION NO: 22/06821/PNP16A**

**ADDRESS: Green Space Opposite The Downley Donkey Plomer Green Lane  
Downley Buckinghamshire**  
**PROPOSAL Prior approval application (Part 16, Class A) for proposed 5G  
telecoms installation: 15m street pole and 3 additional ancillary  
equipment cabinets and associated ancillary works**  
**BY CK Hutchinson Networks (UK) Ltd**

Buckinghamshire Council has determined that prior approval of the Local Planning Authority is **REQUIRED and REFUSED** for the siting and appearance of the development permitted by Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

In accordance with your notification received on 01.07.2022 and the subsequently submitted details.

Buckinghamshire Council hereby refuse approval for the siting and appearance of the development proposed in the above-mentioned application for the following reasons:

1 The proposed mast, by reason of its appearance and siting, being on a prominent green space adjacent to a main road into the centre of Downley with very limited natural screening, and its industrial appearance, would result in a visually dominating and alien feature that would be unduly harmful to the character and appearance of the Jubilee Green and its immediate surroundings and would result in the loss of a tree of moderate amenity value to the street scene of Plomer Green Lane. Furthermore, the Local Planning Authority is not satisfied, on the basis of the information provided, that a suitable site which would have less visual impact is not available within the target search area as identified on the coverage map. The proposal

is therefore contrary to Policies CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF) and DM35 (Placemaking and Design Quality) of the adopted Wycombe District Local Plan, and guidance in Sections 10 and 12 of the National Planning Policy Framework (2021).

**INFORMATIVE**

If you are aggrieved by this decision you may appeal to the First Secretary of State. You must appeal within 6 months of the date of the Notice: The necessary forms may be obtained from Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. (Phone: 0117 372 6372 or visit web site [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk))

Dated: 24 August 2022



**Steve Bambrick**  
**Service Director of Planning & Environment**  
on behalf of the Council

<b>Decision Making Officer</b>	Jenny Ion
<b>Case Officer</b>	Josh Kwok