



Strategic Sites Committee Update

Application Number: 21/07902/FUL

Proposal: Change of use of southern corner of existing air park for use as filming site, construction of 2 x sound stages and 4 x workshop buildings with associated access and infrastructure and parking for a temporary period of 5 years (part retrospective)

Site Location: Wycombe Air Park, Clay Lane, Booker, High Wycombe, Buckinghamshire

Information Added:

This application has been the subject of a Member Site Visit.

The Applicant has submitted a Supplementary Transport Assessment. The Highway Officer has no further comments to make and still requires a 'Monitor and Manage' approach to be taken.

An Ecology Addendum Report has been submitted, which provides results from additional surveys undertaken during 2022 in relation to breeding birds and bat activity. Whilst this overcomes the Ecology Officer's concern about lack of proper assessment, it is still recommended that conditions are attached to any permission in relation to an Ecology Design Strategy, Construction Ecological Management Plan (CEMP), Landscape Ecology Management Plan (LEMP), sensitive lighting design, restoration strategy and biodiversity enhancement.

Representations Reported:

Objections have been received after the publishing of the Agenda from two further parties on the basis that:

- The scheme is inappropriate in views
- There would be noise pollution from helicopters
- The scheme would impact on gliding and therefore would not comply with HW15.

Conditions/Informatives:

A number of amendments are proposed to conditions:

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 5 years from the date of this permission, in accordance with a scheme of work to be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, this shall include (but not be limited to) removal of buildings, car parking area, access roads, drainage systems and utilities, unless otherwise agreed in writing by the Local Planning Authority.
Reason.
The scheme would not comply with Local and National planning policy should it be permanent.

7. Reference to backlot area removed.
8. Prior to the occupation of the development, a whole-life maintenance plan for the site must be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall also include as-built drawings and/or photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details. For the avoidance of doubt, the lifetime of the development is considered to be the 5 years that the scheme is granted permission.

Reason.

The reason for this prior occupation condition is to ensure that arrangements have been arranged and agreed for the long term maintenance of the drainage system as required under Paragraph 169 of the NPPF.

9. An Arboricultural Method Statement (AMS) including a Tree Protection Plan (TPP) in accordance with the British Standard 5837: 2012 Trees in relation to design, demolition and construction shall be submitted to and approved in writing by the Local Planning Authority before any further development or other site clearance works take place, other than completing of sound stage no. 1.

The AMS shall include:

- a) Detailed plans showing location of the protective fencing including any additional ground protection whether temporary or permanent;
- b) Details as to the location of proposed and existing services and utilities including drainage, where these are close to Root Protection Areas (RPAs);
- c) Details as to the method, specification and materials to be used for any "no dig" surfacing;
- d) All phases and timing of the project in relation to arboricultural matters and details of supervision by a qualified arboriculturist.

Unless otherwise first agreed in writing by the Local Planning Authority, the development shall thereafter be carried out strictly in accordance with the AMS.

Reason.

To ensure the satisfactory protection of retained trees in the interests of visual amenity.

13. Trigger changed to 'prior to occupation of the development'.
14. Prior to first use, a lighting design strategy for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) Include the full details of any external lighting to be installed at the site whether on a building, access road, within the car park or elsewhere on the site. The details shall include the details of the lighting unit; its location; its height and direction; luminance; lighting contour plans; and hours of intended use. b) Identify those areas/features on site that are particularly sensitive for nocturnal species (including their territory, routes and foraging routes, breeding sites and resting places) c) detail how timing of lighting will be controlled, so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. d) ensure that lighting shall have a colour temperature of less than 3000 Kelvin. All external lighting shall be

installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason.

In the interests of the character and quality of the area which is located adjacent to the Chilterns AONB; in the interest of the amenities of nearby residents; and in the interests of biodiversity. Many species active at night are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established movement corridors or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. Limiting negative impacts of light pollution is also in line with paragraph 185 of the NPPF.

15. Wording “cumulative value (on-site and off-site)” to replace word “value”, on 3rd line of second paragraph.
Second paragraph point b) amended to “The identification of a receptor site or sites which generates sufficient Biodiversity Units to ensure a cumulative value (on-site and off-site of at least 40.23 Biodiversity Habitat Units;
16. Deletion of “works” typo.

NEW CONDITION

19. No live filming requiring an audience, shall take place on the site, without the prior written consent of the Local Planning Authority.
Reason.
In the interests of the amenities of surrounding neighbours and potential impacts on the highway network.

Clarifications:

The entire HW15 Local Plan policy is included below for information:

POLICY HW15 – WYCOMBE AIR PARK, HIGH WYCOMBE

- 1. Two areas of land at Wycombe Air Park are allocated as strategic employment areas and these are shown on the Policies Map. These areas and the adjoining built up areas are removed from the Green Belt.**
 - 2. Proposals for B1, B2 and B8 uses and sui generis employment generating uses will be permitted within the strategic employment areas as defined on the Policies Map and in figure 18 below.**
 - 3. Development of this site will be required to:**
 - a) Secure appropriate off-site highway works including as required at the Clay Lane - Marlow Road junction and as advised by the Highway Authority; and**
 - b) Demonstrate that they do not compromise or limit the operation of the aviation uses, including gliding, at the Air Park; and**
 - c) Ensure appropriate boundary landscaping is provided.**
 - 4. Other areas of the site away from the employment areas and the airfield may be suitable for outdoor sporting activities, subject to meeting the requirements of 3b) above.**
 - 5. Residential uses will not be permitted.**
 - 6. Development will be required to demonstrate through a travel plan how sustainable travel to the site will be improved.**
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