



Report to West Area Planning Committee

Application Number:	22/06756/FUL
Proposal:	Installation of permanent safety netting to exposed walkways for safety purposes
Site Location:	Bridge Court Desborough Road High Wycombe Buckinghamshire
Applicant:	Mr Anwar Zaman - Buckinghamshire Council
Case Officer:	Jackie Sabatini
Ward(s) affected:	Abbey
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	28th June 2022
Statutory determination date:	23rd August 2022
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1. This proposal seeks planning permission for the installation of permanent safety netting to the exposed walkways of the building (Bridge Court) for safety purposes.
- 1.2. The application site is located within High Wycombe town centre, situated towards the west of the designated centre and within walking distance of local amenities. The site comprises land enclosed by West End Road, Desborough Road and Kings Church. The site has recently been developed to deliver 58 temporary housing units for person who find themselves temporarily homeless. The scheme was approved on 30 April 2019 under reference 18/08306/FUL. In view of the wide mix of household types who will be occupying the scheme (including vulnerable people and families with small children), it was felt that further measures should be considered to improve the safety of the constructed open walkways above ground floor level.
- 1.3. Following practical completion, further discussions with Building Control and the Council's Housing Team, who will be taking on management responsibility of the facility, were held. In view of the wide mix of household types who will be occupying the scheme it was felt that further measures should be considered to improve the safety of the constructed open walkways above ground floor level.
- 1.4. The development is considered to be in accordance with the relevant Development Plan policies for the area and is therefore recommended for approval.

1.5. The reason the application has been called to committee is that Buckinghamshire Council is the Applicant.

2. Description of Proposed Development

- 2.1. This proposal seeks planning permission for the installation of permanent safety netting for safety purposes to the exposed walkways of Bridge Court; a multi storey building accommodating 58 temporary housing units for person who find themselves temporarily homeless.
- 2.2. It is proposed that a stainless steel framing cable of 6-8mm in diameter is attached the existing building to frame the exposed walkways. Fixed to the framing cable would be 2mm (in diameter) stainless steel netting.
- 2.3. The application is accompanied by:
- a) Plans
 - b) Cover Letter
 - c) Supporting documents
 - Example Plan
 - Netting Detail
 - Walkway Safety Document

3. Relevant Planning History

Reference	Development	Decision	Decision Date
18/08309/FUL	Demolition of existing buildings and construction of an up to five storey building containing 58 x 1 bed flats to be provided as temporary housing accommodation, re-provision of the British Red Cross Office in dual (B1 and A1) use, together with alterations to access, landscaping and associated works	PER	30 April 2019
20/05878/ADRC	Application for part approval of details subject to condition 4 (materials for building) of planning approval ref: 18/08309/FUL	PECOND	26 May 2020
20/06284/ADRC	Application for approval of details subject to conditions 6 (SuDs Strategy), 7 (SuDs Maintenance), 9 (Ecological Impact and Management Plan) and 20 (Construction Traffic	PECOND	22 December 2020

	Management Plan) of planning approval ref: 18/08309/FUL		
20/06361/ADRC	Application for approval of details subject to condition 4 (Materials for building) of planning approval ref: 18/08309/FUL	PECOND	13 October 2020
20/06806/ADRC	Application for approval of details subject to conditions 4 (Materials for building), 5(Surface Materials) and 11 (Hard and soft Landscape scheme) of planning ref: 18/08309/FUL	SPCOND	18 December 2020
21/06007/VCDN	Variation of condition 2 (plan) attached to 18/08309/FUL (Demolition of existing buildings and construction of an up to five storey building containing 58 x 1 bed flats to be provided as temporary housing accommodation, re-provision of the British Red Cross Office in dual (B1 and A1) use, together with alterations to access, landscaping and associated works) to allow for substitution of amended plans	PER	18 August 2021
21/06431/ADRC	Application for approval of details subject to Conditions 4 (Approval of Building Materials), 5 (Approval of Surfacing Materials), 11 (Hard & Soft Landscaping Scheme) and 13 (Secure by Design - Silver Award) of planning ref: 18/08309/FUL	PECOND	30 July 2021
21/07938/ADRC	Application for approval of details subject to Condition 7 (SUDS Verification) of planning ref: 21/06007/VCDN	RECOND	22 December 2021
21/07939/ADRC	Application for approval of details subject to Condition 11 (Security Strategy) of planning ref: 21/06007/VCDN	PECOND	4 November 2021

21/07940/ADRC	Application for approval of details subject to Condition 13 (Lighting Scheme) of planning ref: 21/06007/VCDN	PECOND	11 March 2022
21/07941/ADRC	Application for approval of details subject to Condition 20 (Substation Landscaping) and 21 (Siting of the Cycle Parking) of planning ref: 21/06007/VCDN	PECOND	21 October 2021
21/08067/ADRC	Application for approval of details subject to Condition 9 (PV Panels) of planning ref: 21/06007/VCDN	PECOND	21 October 2021
22/05204/MINA MD	Proposed non-material amendment to permission variation of condition 2 (plan) attached to 18/08309/FUL (Demolition of existing buildings and construction of an up to five storey building containing 58 x 1 bed flats to be provided as temporary housing accommodation, re-provision of the British Red Cross Office in dual (B1 and A1) use, together with alterations to access, landscaping and associated works) to allow for substitution of amended plans granted under planning ref: 21/06007/VCDN	PER	11 March 2022
22/05937/ADRC	Application for approval of details subject to Condition 7 (SUDS Maintenance) of planning ref: 21/06007/VCDN	PECOND	5 May 2022
22/06267/MINA MD	Proposed non-material amendment to permission for Variation of condition 2 (plan) attached to 18/08309/FUL (Demolition of existing buildings and construction of an up to five storey building containing 58 x 1 bed flats to be provided as temporary housing accommodation, re-provision of the British Red Cross Office in	PER	22 July 2022

dual (B1 and A1) use, together with alterations to access, landscaping and associated works) to allow for substitution of amended plans granted under planning ref: 21/06007/VCDN

4. Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), DM33 (Managing Carbon Emissions, Transport and Energy Generation) DM34 (Delivering Green Infrastructure and Biodiversity in Development) DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

- 4.1 The installation of permanent safety netting to exposed walkways for safety purposes is acceptable in principle, subject to compliance with the Local Plan and other material considerations being taken into account.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation) DSA: DM2 (Transport requirements of development sites)

- 4.2 The proposed development would not have a material impact on the safety and operation of the adjoining public highway.
- 4.3 Mindful of the above, the Highway Authority have not been consulted on this application.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality) DSA: DM11 (Green networks and infrastructure)

- 4.4 As previously mentioned the application site comprises a building within the Town Centre Boundary, situated towards the west of the designated centre and within walking distance of local amenities. The site comprises land enclosed by West End Road, Desborough Road and Kings Church. The site has recently been developed to deliver 58 temporary housing units for person who find themselves temporarily homeless. The scheme was approved on 30 April 2019 under reference 18/08306/FUL.
- 4.5. This proposal will provide safety netting to the open walkways that provide access to each residential unit within the larger building. The application building is surrounded by both residential and non-residential development. The area is characterised by a diverse array of frontages to include traditional and more contemporary design of various sizes and scale.
- 4.6. While there would undoubtedly be some impact on the façade of the building the proposed netting has been designed to reduce the visual impact of the safety feature, and will only be visible when viewed in close proximity. It will be fixed to existing steelwork to avoid further bulk being added to the existing structure.

- 4.7. On balance, the proposal would not be harmful to the overall character and appearance of the building or the surrounding area.
- 4.8 DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development.
- 4.9 No assessment has been provided with this proposal so it falls to the Local Planning Authority to consider what would be proportionate for the development proposed.
- 4.10 In this case, given the location and scope of the proposal, enhancement is not considered proportionate.

Amenity of existing and future residents

List relevant policies & SPD

- 4.11 In view of the wide mix of household types who will be occupying the scheme (including vulnerable tenants and families with small children), the proposed changes are considered beneficial ensuring a safe environment for existing and future residents accommodating the upper floors of the building without compromising existing residential amenity to adjacent neighbours.

5. Weighing and balancing of issues / Overall Assessment

- 5.1. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.2. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
 - a. Provision of the development plan insofar as they are material,
 - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
 - c. Any other material considerations
- 5.3. As set out above it is considered that the proposed development would accord with the development plan policies.

6. Working with the applicant / agent

- 6.1. In accordance with paragraph 38 of the NPPF the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. In this instance the application was acceptable as submitted. However, the application has been called to committee as Buckinghamshire Council is the Applicant.

7. Recommendation

Application Permitted Subject to the following conditions and reasons: -

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).

- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 001, DSB-AST-XX-ZZ-DR-A-010810, DSB-AST-XX-ZZ-DR-A-010811, DSB-AST-XX-ZZ-DR-A-010812, DSB-AST-XX-ZZ-DR-A-010813, DSB-AST-XX-XX-DR-A-010615; unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None sought/received

Parish/Town Council Comments

Unparished

Consultation Responses

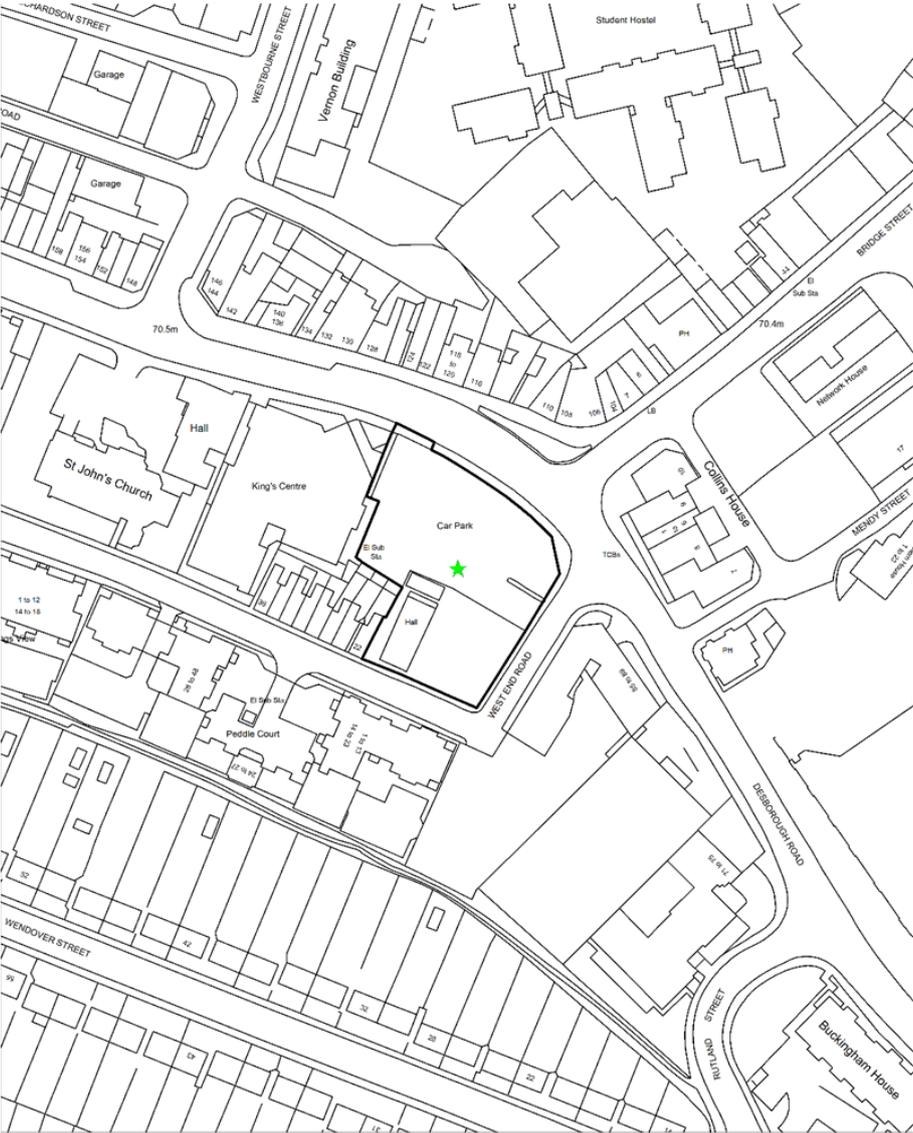
None received

Representations

None received

APPENDIX B: Site Location Plan

22/06756/FUL
Scale 1:1250



Planning Committee
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