

POLICY COM2 - LOSS OF COMMUNITY FACILITIES.

Proposals involving the loss of community facilities will only be permitted where:-

- (a) a replacement facility would to be provided in an equally or more convenient location which would comply with policy COM1. Applicants may be asked to enter into a legal agreement with the Council to ensure that acceptable alternative facilities are provided as part of a proposal; or
- (b) it is demonstrated that there is no longer a need in the District for the facility or for any other community use which could be appropriately provided on the site without conflict with any of the other policies in the Plan; or
- (c) the community facility is provided within part of a dwelling and the proposal involves the reversion of the whole of the dwelling to residential use; and
- (d) in the case of community facilities provided by a local authority, the site is proposed to be put to a use which would meet other local needs for leisure and recreation or affordable housing.

POLICY E1 - EMPLOYMENT GENERATING DEVELOPMENT

Proposals to provide an employment generating use, through development, redevelopment or change of use, will only be permitted where:-

- (i) the site is within a Business or Industrial Area identified on the proposals map; or
- (ii) the site is currently or was last used for authorised and lawful employment generating uses; or
- (iii) the proposal would be in accordance with Policies GB2 (Re-Use of Buildings in the Green Belt), GB14 (Wilton Park, Beaconsfield), S1(District Shopping Centres), S2 (Local Shopping Centres) and TC1 (Development in Beaconsfield New Town, Burnham and Gerrards Cross) ; and

All proposals will also be required to meet the following criteria:-

- (a) the proposal would not adversely affect the character or amenities of any nearby properties or the locality in general, and would be in accordance with policy EP3 (Use, Design and Layout of Development); and
- (b) the proposal would comply with all the other policies in this Plan. Particular attention is drawn to the other policies in this chapter, Policy H4(Loss of Housing Accommodation) and to policies TR5 (Accesses, Highway Works and Traffic Generation) and TR7 (Parking Provision).

The Council will encourage proposals which make as full and effective use of land as is possible whilst remaining consistent with the other policies of the Plan. Permission will not be granted for proposals which would sterilise employment generating land or which would reduce its availability or suitability for future development.

POLICY TR7 - PARKING PROVISION

Development will only be permitted only where:-

- (a) it complies with the parking standards set out in Appendix 6; and
- (b) parking provision is made on land owned or controlled by the applicant and the proposals would not reduce the level of parking provision serving other development; and
- (c) parking provision is made on the development site or, where this is not possible, on other land in the immediate vicinity provided that it is likely to be used to meet parking needs associated with the development; and
- (d) it would not be likely to result in non-residential on-street parking in residential areas.

POLICY L10 - PROPOSALS INVOLVING FELLING OR OTHER WORKS AFFECTING TREES COVERED BY A TREE PRESERVATION ORDER

The District Council will assess applications for consent to fell or carry out other works to trees subject to Tree Preservation Orders, having regard to:-

- (a) the health and stability of the trees; and
- (b) the continuing contribution of the trees to public amenity and the character of the area.

In the case of any tree for which felling consent is granted, the Council will normally impose a condition requiring replacement planting to be carried out.

Proposals for felling or other tree works which would negate the objectives of a Tree Preservation Order or otherwise damage the public amenity of the trees or their contribution to the character of the locality will not be granted consent except where special circumstances can be demonstrated and acceptable alternative planting and management proposals agreed.