
COMMITTEE SITE VISIT

App No. 17/03292/APP

Proposal: Construction of partially underground Passivhaus with ground source heat and detached storage building with associated external parking and access (amendment to planning approval 15/02903/APP)

Address: Land Adj Wayside, Oving Road, Whitchurch, Buckinghamshire

At the previous Committee Meeting: 04 October 2018
Officers Recommendation: Approval

Site Visit: 09 October 2018 At: 9.30am

Those Attending: Members: Cllrs Fealey, Rand, Cooper and Morgan

Local Member: Cllr J Blake

Officers: Claire Bayley, Nicola Wheatcroft, Alice Culver,
Alex Armour.

Features inspected:

Members initially viewed the site from the entrance, noting where the dwelling would be located in relation to the frontage of the site. Also the relationship with the adjacent dwelling and the open character of the area and the extent of the site. Members proceeded to walk along the adjacent public right of way to view the site from the rear. Members also viewed the site from Oving Road to see it in context with adjacent dwellings and the open countryside.

Discussion:

Members noted that the site inspection was useful as it assisted Members with a greater understanding of the site and its context. In particular it provided an understanding of the Parish Councils view about the importance of a visual break and the Inspectors emphasis on the view.

Questions were raised regarding the proposed barn and its planning history and that knowing the full history was important in allowing them to come to a conclusion on the application. Also was the barn required for agricultural purposes and how did that relate to the proposed dwelling.

Concern was raised about possible contamination of the site from previous uses and whether a condition requiring a contamination survey or an informative would be the best method to address this issue.

Discussion took place about the bund whether this would have required planning permission and how long it has been in existence. Also what would happen if this was removed in due

course.

Councillors raised that the proposal was out of character with the surrounding development. And whether there was a balcony on the top and whether this could cause privacy problems.

Overall, the Members agreed that when the dwelling was truly submerged it was acceptable but there were concerns about it emerging from the ground.