

Development Control Committee 4 November 2013

Addendum to Main Report

1 - 2

Tabled at the meeting



INVESTOR IN PEOPLE



Development Control Committee

Addendum to main report

Agenda Item 4

Having reviewed the proposed reason for refusal 2, it is recommended that the wording of this reason is amended as follows to more accurately reflect objections to the proposal as expressed in the agenda report.

2. The ecological report submitted with the application to enable assessment of the ecological impact of the proposed development upon protected species is three years old and is therefore considered to be insufficient for the County Planning Authority to determine such impact due to changes that have occurred on site in the period since the ecological surveys detailed were undertaken. The application site is located adjacent to a potential habitat for great crested newts and introduces a substantial amount of hardstanding which could result in surface water discharge to surrounding land. Accordingly it has not been demonstrated that the development would not result in an unacceptable discharge of potentially contaminated water run off to the surrounding environment which may impact upon a protected species. The proposal therefore fails to comply with policies GP35 of the Aylesbury Vale District Local Plan and policy 36 of the Buckinghamshire Minerals and Waste Local Plan.

There is an error in the calculations given in Table 2 which should read as follows, brackets show figures previously quoted in error:

Table 2: Annual permitted waste transfer tonnage and site area of operational sites*

Site	Tonnes	Site area	10,000 tonnes/hectare
Shanks Waste Management, Griffin Lane, Aylesbury	243,504	0.93	26.18
ASM, Griffin Lane, Aylesbury	160,000	0.7	22.86
Wycombe trade Waste and Skip Hire, 44 Binders Industrial Estate, High Wycombe	5,000	0.04	12.50
Wycombe Skip Hire, 53 Binders Industrial Estate, High Wycombe	15,000	0.12	12.50
Camiers, 32 Airfield Industrial Estate, Cheddington	75,000	0.65	11.54
Hawes Plant and Tool Hire Coronation Road, High Wycombe**	75,000	0.91	8.24



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Chiltern View Nursery Wendover Road, Stoke Mandeville (current)	25,000	0.55	(4.46) 4.54
Chiltern View Nursery Wendover Road, Stoke Mandeville (extended)	25,000	0.97	(2.23) 2.57

Agenda Item 5

This application was withdrawn on 28 October 2013 by the applicant.

Agenda Item 6

Following additional consultation with the applicant and Environment Agency, it is recommended that condition 7 be amended to read as follows:

7. Prior to the commencement of the development hereby permitted, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the County Planning Authority. The surface water drainage scheme shall include, but not be limited to, measures to address the following:

(i) The measures proposed in the final approved Flood Risk Assessment and Surface Water Drainage Strategy;

(ii) ensure that the development includes measures to mitigate against the potential discharge of contaminated surface water onto surrounding land or the environment;

(iii) ensure that infiltration methods are not employed in areas of contaminated soils, which could potentially leach out contaminants to the surrounding environment;

(iv) ensure on site detention of storm water run off for a range of events up to the design storm with a return period of 100 years, making an allowance for the potential effects of climate change;

(v) full details of pollution control measures (if applicable) and attenuation measures including volumetric capacity (making an allowance for the potential effects of climate change in accordance with the NPPF), manner of discharge and method of maintenance; and

(vi) a formal consent with regard to the proposed discharge location(s) and discharge rates obtained from the appropriate authorities and/or service providers.

The works shall be constructed and completed in accordance with the approved scheme prior to the initial commencement of use of the development.

Condition 11, relating to Scheme (B) only, should be deleted as its requirements are satisfactorily covered under the provisions of the amended condition 7 above.

The Highway Authority recommends the following additional condition on both applications:

10/11. No development shall take place until details of the adoptable road have been submitted to and approved in writing by the County Planning Authority. The road shall not form part of the public highway network until the road, surface water drainage details required under condition 7 and associated connections to the existing highway network have been laid out and constructed in accordance with the approved details.