

# Decisions

## *DEVELOPMENT CONTROL COMMITTEE*

4 November 2013

Please note that the minutes, containing the report of the meeting, will be published with the next agenda and papers.

### Agenda Item

- 4 CHILTERN VIEW NURSERIES, WENDOVER ROAD, STOKE MANDEVILLE,  
BUCKINGHAMSHIRE HP22 5GX  
APPLICATION NO: 13/20003/AWD

The Committee agreed unanimously to defer this item to the December meeting, pending receipt of further information.

- 6 (A) LAND BETWEEN WESTBOURNE STREET AND WEST WYCOMBE ROAD, HIGH  
WYCOMBE  
(B) LAND AT FORMER GAS WORKS SITE BETWEEN SUFFIELD ROAD, RUTLAND  
STREET AND DESBOROUGH ROAD, HIGH WYCOMBE

(Revised recommendation presented to the Committee)

The committee agreed to PERMIT applications CC/21/13 and CC/22/13 subject to the following CONDITIONS:

Common conditions, applicable to both schemes (A) and (B):

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.
2. Prior to the commencement of the development hereby permitted, details of all materials to be used for hard surfaced areas within the site shall be submitted to and approved in writing by the County Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
3. No development shall take place until a full construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The statement shall include details comprising, but not



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limited to:

- (i) parking of vehicle of site operatives and visitors,
- (ii) routes for construction traffic,
- (iii) working hours,
- (iv) method of prevention of mud being carried onto highway,
- (v) proposed temporary traffic restrictions.

4. Prior to implementation of consent, an amended landscaping scheme broadly in accordance with plans B1279895/3000/D/101, B1279895/3000/D/102, B1279895/ 3000/D/001, B1279895/3000/D/002, B1279895/3000/D/003, B1279895/3000/D/004, B1279895/3000/D/005 and B1279895/3000/D/006, save for the use of Plane Trees, shall be submitted to the Local Planning Authority for approval
5. The landscaping scheme approved in accordance with Condition 4 above shall be implemented in the first planting season following the completion of the development and maintained for a period of three years. If, following the implementation of the approved landscaping scheme, any tree and shrub specimens die, are seriously damaged, or diseased they shall be replaced with a similar specimen in the next planting season.
6. Prior to the commencement of the development hereby permitted, details of tree protection measures shall be submitted to and approved in writing by the County Planning Authority. Such details should make recommendations on the use of protective fencing and work within root protection areas. The approved scheme shall be maintained for the duration of the construction of the development thereafter. Such a scheme will comply with the provisions of BS5837:2012 "Trees in relation to design, demolition and construction" and BS3998:2010 "Tree Work".
7. No vegetation shall be removed during the bird nesting season. This is weather dependant but generally extends from 1 March to 31 August (inclusive). If this is not possible, a qualified ecologist shall check the areas concerned immediately prior to vegetation removal to ensure that no nesting or nest-building birds are present. If any nesting or nest-building birds are present, no vegetation shall be removed until the fledglings have left the nest.
8. 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.

Conditions specific to Scheme A (Westbourne Street) only:

- 9. Prior to the commencement of the development hereby permitted a programme of archaeological observation and investigation (“a watching brief”) to be conducted in accordance with a written scheme of investigation shall be submitted to and approved by the County Planning Authority. The works specified in the approved watching brief shall be undertaken prior to the completion of the development in accordance with relevant timings to accord with construction such that any archaeological remains are undisturbed, preserved or recorded as appropriate.
- 10. The development hereby permitted shall not be carried, other than in accordance with the approved plan numbers (except where otherwise modified by this planning permission): B1279895/0000/D/001, B1279895/0000/D/002, B1279895/0000/D/005, B1279895/0000/D/006, B1279895/3000/D/001, B1279895/3000/D/101, B1279895/3000/D/003, B1279895/3000/D/005 and B1279895/3000/D/006.
- 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.

Conditions specific to Scheme B (gas works link) only:

- 9. No part of the development shall be brought into use until planning permission CC/21/13 relating to land between Westbourne Street and West Wycombe Road (“Scheme A”) has been substantially completed and brought into use.
- 10. The development hereby permitted shall not be carried, other than in accordance with the approved plan numbers (except where otherwise modified by this planning permission): B1279895/0000/D/003, B1279895/0000/D/004, B1279895/0000/D/005, B1279895/0000/D/007, B1279895/0000/D/008, B1279895/3000/D/002, B1279895/3000/D/102, B1279895/3000/D/003, B1279895/3000/D/005 and B1279895/3000/D/006.

- 11. Prior to the commencement of the development hereby permitted a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the County Planning Authority:**
- (i) A site investigation scheme, based on the geoenvironmental desk study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.**
  - (ii) The results of the site investigation and detailed risk assessment referred to in (iii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**
  - (iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.**

**The development shall thereafter be implemented as approved.**

- 12. 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.**
- 13. Prior to the commencement of the development hereby permitted details of suitable measures to prevent vehicle traffic from Rutland Street accessing the gas works link road, and vice versa, shall be submitted to and approved in writing by the County Planning Authority. Such measures shall be implemented prior to the development being brought into use.**