



Planning Committee

Wednesday, 15 August 2018 at 4.15 pm

Council Chamber, Capswood, Oxford Road, Denham

ADDENDUM TO PLANNING COMMITTEE AGENDA

Item

5. Applications and Plans

A. Committee decision required following a site visit and/or public speaking

17/02396/FUL - Police Station, Oxford Road, Denham, Buckinghamshire, SL9 7AL (Pages 3 - 6)

PL/18/2173/FA - Car Park, 42-46 Station Road, Gerrards Cross, Buckinghamshire (Pages 7 - 10)

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South Bucks District Council

Planning Committee

Date of Meeting 15th August 2018

ADDENDUM TO PLANNING COMMITTEE AGENDA

Further to the Committee papers published this is an update to application 17/2396/FUL -
Police Station, Oxford Road, Denham, Bucks

Application 17/2396/FUL - Police Station, Oxford Road, Denham, Bucks

Affordable Housing

- The Planning Committee Report recommends that the application is approved subject to conditions and the satisfactory prior completion of a Section 106 Planning Obligation agreement relating to on-site provision of Affordable Housing. The use of a Section 106 Planning Obligation to secure affordable housing is consistent with the adopted South Bucks District Council Affordable Housing Supplementary Planning Document (SPD).
- However, the applicant for this development is South Bucks District Council and the proposal is also on the Council's own land. In this scenario the District Council, as Local Planning Authority, is not able to have a Legal Agreement with itself as the applicant. Taking this into account Officers are of the view that a Section 106 Planning Obligation would not be an appropriate way of dealing with the affordable housing requirement on this development and the matter should instead be dealt with by way of a Grampian planning condition. Whilst this is not an approach that would normally be acceptable it is considered that in this instance the circumstances would constitute exceptional reasons to depart from the normal approach set out in the Adopted Affordable Housing SPD. It is proposed that the planning condition should be worded as follows:

Prior to the commencement of development a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework 2018 or any future guidance that replaces it. The scheme shall set out the following details:

- (a) the location of the Affordable Housing*
- (b) the parking places available for the Affordable Housing*
- (c) details of access to the Affordable Housing Units and their servicing amenity and landscaped areas*
- (d) the layout and design of the Affordable Housing Units complying with current national standards*
- (e) the mixture and tenure of the Affordable Housing Units by reference to a location plan. This shall consist of not less than 14 Rented units, with obligations requiring rent*

to be capped at a level equal to or below that of the Local Housing Allowance at the time of letting, unless otherwise agreed in writing by the Local Planning Authority
(f) the arrangements for the lease or transfer of the Affordable Housing units to an acceptable provider

(g) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

(h) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: In the interests of creating mixed and balanced communities by securing affordable housing, having regard to Core Policy 3 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) and the requirements of the National Planning Policy Framework 2018.

- Given that there would no longer be a requirement for a S106 Planning Obligation it is also necessary to alter the recommendation to **Conditional Permission**.

Ecology Update

- Following the drafting of the committee report, the further ecological survey that was required to be undertaken prior to the committee meeting, has been completed and the results forwarded to the County Ecologist for comment. Following a review of this final survey, the County Ecologist has confirmed that they are satisfied with the results, and the proposed development is acceptable subject to the inclusion of the following conditions:

1. *The development hereby permitted shall be carried out in accordance with the details of mitigation as set out in the Ecological Impact Assessment 3rd Revision, dated 9th August 2018, submitted and approved as part of this application. Any proposed changes to the mitigation set out within this correspondence shall be agreed in writing by the Local Planning Authority prior to the changes taking place.*

Reason: To protect and enhance the biodiversity and ecology of the site. (Core Policy 9 of the South Bucks Local development Framework Core Strategy (adopted February 2011) refers.

2. *Prior to the commencement of development a Landscape and Ecology Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan will illustrate how a net gain for biodiversity will be achieved and managed. The development will be implemented in accordance with this plan.*

Reason: To protect and enhance the biodiversity and ecology of the site. (Core Policy 9 of the South Bucks Local development Framework Core Strategy (adopted February 2011) refers).

Sustainable Drainage Update

- As set out in the Committee Report, the Lead Local Flood Authority raised no objections subject to the inclusion of conditions. Those conditions are now confirmed as follows:

1. *Prior to commencement of development a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:*

- *Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary*
- *Full construction details of all SuDS and drainage components*
- *Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components*
- *Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.*
- *Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.*
- *Flow depth*
- *Flow volume*
- *Flow velocity*
- *Flow direction*

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system. (Policy CP13 of the South Bucks District Core Strategy (adopted February 2011) refer, and the National Planning Policy Framework.)

2. *The development hereby approved shall not be occupied until a “whole-life” maintenance plan for the site has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) during and following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.*

If the road is to be adopted, the developer will agree to enter into a deed of easement pursuant to Section 38 of the Highways Act 1980 to allow the Highway Authority to access the SuDS system to preserve the integrity of the highways system, for the purpose of emergency repair and maintenance.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system. (Policy CP13 of the South Bucks District Core Strategy (adopted February 2011) refer, and the National Planning Policy Framework.)

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Further to the Committee papers published this is an update to application PL/18/2173/FA - *Car Park 42-46 Station Road Gerrards Cross Buckinghamshire.*

Application PL/18/2173/FA - Construction of multi-storey car park, comprising a total of 442 car parking spaces and associated landscaping Car Park., 42-46 Station Road Gerrards Cross Buckinghamshire

- The Planning Committee Report recommends:

Defer-minded to approve subject to the prior completion of Legal Agreement (either unilateral or section 106) relating to the provision of a financial contribution to fund a public consultation for the review and change to existing waiting, loading and parking restrictions resulting from the increased use of Station Road and also the required works. Decision delegated to Head of Planning & Economic Development.

In the event that a signed Legal Agreement is received prior to the Planning Committee, the recommendation will be for Conditional Permission.

Subject to the conditions

- **Unilateral undertaking.** This has been agreed but at the time of this update a final copy is still awaited a verbal update will therefore be provided at the meeting
- **Bucks County Council SuDS Officer:**
Additional information was submitted on 10 August 2018 by PBA, the applicant's agent in response to Buckinghamshire County Council as Lead Local Flood Authority comments. This has reviewed been reviewed by the SUDS Officer who has commented:

I have reviewed the applicant's comments (dated 10 August 2018) and do not believe it has sufficiently addressed the lack of compliance with the SuDS hierarchy. Within my response letter I requested a full viability assessment was completed of potential connection to the tertiary river along the rail embankment, this would most likely involve liaison with network rail over potential connection to the river and engagement with other landowners over potential land-crossing. If the assessment concludes that there is potential to connect to the river then the further detail requested under this condition would need to be provided. Taking the applicant's

comments and my original comments into consideration I have reworded our suggested condition:

It is recommended Condition 4 be reworded as set out below:

Prior to the commencement of any works a Surface Water Drainage Scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, together with a "whole-life" maintenance plan shall have been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The Surface Water Drainage Scheme shall subsequently be implemented in accordance with the approved details in accordance with the timeframe set out in the approved Scheme.

The Scheme shall also include:

- *Assessment of viability to connect to the Ordinary Watercourse alongside the rail line, if this is feasible the applicant shall demonstrate the following:*
 - (i) *Existing and proposed discharge rates and volumes for the 1 in 1 year, 1 in 30 year and the 1 in 100 year events*
 - (ii) *Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 year storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus 40% climate change storm event should be safely contained on site*
- *Full Construction details of all SuDS and drainage components*
- *Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components*
- *Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or adjacent or downstream sites including details of flow direction.*

The "whole-life" maintenance plan for the site shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) during and following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason: To ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with the provisions of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk

- **Materials and Samples –**

As per paragraph 2.5 of the Evaluation section of the Committee report samples of materials had been requested. Some preliminary samples have now been received to indicate the type of cladding proposed and potential colouring. Revised plans have also been received with additional clarification relating to the materials to be used on the external elevations. However, in the absence of comprehensive samples it is recommended Condition 6 be amended as follows:

No external cladding shall be installed on the building until samples have been submitted and approved by the Local Planning Authority. The approved samples shall be installed in accordance with the schedule of materials indicated on the Proposed elevation plan No. P(05)04 Rev P5 hereby approved.

- **Motorcycle and cycle parking**

The applicants agent has confirmed that 15 motorcycle and 15 cycle spaces can be incorporated within the existing layout and therefore accept the drafting of condition 9.

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