

17/06109/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor David Johncock – The application should be taken to Planning Committee for determination.

Councillor John A Savage - This is quite simple, the application should be refused as per the planning inspectors instructions when the original application was appealed, the WDC planning department have been negligent in not following through to ensure that the inspectors instructions were put in place at the site, expect therefore that the officers will now turn down this application but if they do not, it should come to the planning committee for determination as should the 2 other applications (17/06111/VCDN & 17/06114/VCDN). It seems that the applicant believes that conditions imposed under different planning advisories in the past should not stand, even though the conditions are meant to preserve the standards of development particularly in a conservation area and so if the planning officers are minded to approve any of these matters, they must come before the planning committee for determination.

Parish/Town Council Comments/Internal and External Consultees

Chepping Wycombe Parish Council - We object most strongly to this application for the following reasons:

- This property is situated in the Conservation Area on a very prominent corner where any development is visually very intrusive.
- Such a harsh, unsightly feature is totally out of character in an area characterised by low hedges and fences.
- In her Decision Notice dated 16th March 2016, Planning Inspector Diane Lewis upheld WDC's refusal of the fence and made particular reference to that at the rear of this property, upholding WDC's Enforcement Notice for its removal. This has not been fully complied with and indeed the fence in this proposal appears to be part of the fence deemed inappropriate by the Inspector and which should have been removed.
- The proposed planting bed to support a hedge suitable to cover this fence is inadequate and given a perfectly acceptable hedge was removed and replaced by this inappropriate structure there would be no guarantee that such a hedge would reach maturity and indeed be retained permanently. In the likely event of the hedge not growing properly or not being retained the inappropriate, unsightly fence would be on public view marring the look of the Conservation Area, as it does at present.
- We also note the decking the Inspector felt should not be given permission for is still in situ contributing to the excessive height of the fence when viewed from the roadside. This clearly should have been removed to enable the possibility of a much lower fence.
- We also have concern that at least the part of this unsightly structure bordering Treadaway Road together with the lower fence which has been erected is outside the line of the old hedge and therefore outside the curtilage of this property, meaning its encroaching upon the public pavement and hence presenting a health and safety issue.

County Highway Authority – No objection in relation to highway safety and use

Conservation Officer Spatial Planning: The planting of the native hedgerow is appropriate as a boundary treatment within the conservation area and will screen the fence. Acceptable subject to a condition requiring the retention of the hedgerow.

Representations

7 letters of objection received, including from Flackwell Heath Residents Association objecting on the following grounds:

- The boundary treatment is highly visible;
- The fence is out of character with the conservation area;
- The fence is intrusive, unsightly and harsh;
- The height is out of character with the other low hedges and fences;
- The planting is in a small bed;
- The planting is very unlikely to completely cover the fence at maturity;
- The lower fence at the front should be behind the hedge, not in front