



## Planning Committee

Date: 18 October 2017  
Time: 7.00 pm  
Venue: Council Chamber  
District Council Offices, Queen Victoria Road, High Wycombe Bucks

### Membership

Chairman: Councillor P R Turner  
Vice Chairman: Councillor A Turner

Councillors: Mrs J A Adey, M Asif, Ms A Baughan, S Graham, C B Harriss, A E Hill, D A Johncock, A Lee, N B Marshall, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale and C Whitehead

### Standing Deputies

Councillors H Bull, D J Carroll, M Hanif, M A Hashmi, A Hussain, M Hussain, M E Knight, Mrs W J Mallen and L Wood

**Fire Alarm** - In the event of the fire alarm sounding, please leave the building quickly and calmly by the nearest exit. Do not stop to collect personal belongings and do not use the lifts. Please congregate at the Assembly Point at the corner of Queen Victoria Road and the River Wye, and do not re-enter the building until told to do so by a member of staff.

**Filming/Recording/Photographing at Meetings** – please note that this may take place during the public part of the meeting in accordance with Standing Orders. Notices are displayed within meeting rooms.

## Agenda

Item		Page
1.	<b>Apologies for Absence</b> To receive apologies for absence.	
2.	<b>Minutes of the Previous Meeting</b> To confirm the Minutes of the meeting of the Planning Committee held on 20 September 2017 (enclosed).	1 - 4
3.	<b>Declarations of Interest</b> To receive any disclosure of disclosable pecuniary interests by Members relating to items on the agenda. If any Member is uncertain as to whether an interest should be disclosed, he or she is asked if possible to contact the District Solicitor prior to the meeting.	

Members are reminded that if they are declaring an interest, they should state the nature of that interest whether or not they are required to withdraw from the meeting.

### **Planning Applications**

- |    |  |          |
|----|--|----------|
| 4. | <b>Planning Applications</b>   |          |
| 5. | <b>17/06340/FUL - 33 Verney Avenue, High Wycombe, Buckinghamshire, HP12 3ND</b>  | 5 - 17   |
| 6. | <b>17/06493/FUL - Valley View, Toweridge Lane, High Wycombe, Buckinghamshire, HP12 4DH</b>   | 18 - 26  |
| 7. | <b>17/06581/FUL - Land Rear of 7 High Street, Marlow, Buckinghamshire, SL7 1AY</b>   | 27 - 36  |
| 8. | <b>17/06691/REM - OS Parcel 9166 Boxer Road &amp; OS Parcel 6576 Walnut Tree Lane, Barn Road, Longwick, Buckinghamshire</b>  | 37 - 56  |
| 9. | <b>17/06702/FUL - Land including Leigh Court, Wheelers Yard, Commercial Square, Birch, Malvern and Llanberis Houses, Leigh Street, High Wycombe, Buckinghamshire</b> | 57 - 102 |

### **Other items**

- |     |  |     |
|-----|--|-----|
| 10. | <b>Pre-Planning Committee Training / Information Session</b>   | 103 |
| 11. | <b>Appointment of Members for Site Visits</b><br>To appoint Members to undertake site visits on Tuesday 14 November 2017 should the need arise.      |     |
| 12. | <b>Delegated Action undertaken by Planning Enforcement Team</b>  | 104 |
| 13. | <b>File on Actions Taken under Delegated Authority</b><br>Submission of the file of actions taken under delegated powers since the previous meeting. |     |
| 14. | <b>Supplementary Items (if any)</b><br>If circulated in accordance with the five clear days' notice provision.                                       |     |
| 15. | <b>Urgent items (if any)</b><br>Any urgent items of business as agreed by the Chairman.  |     |

**For further information, please contact Liz Hornby (01494) 421261, [committeeservices@wycombe.gov.uk](mailto:committeeservices@wycombe.gov.uk)**

## Planning Committee Mission Statement

The Planning Committee will only determine the matters before it in accordance with current legislation, appropriate development plan policies in force at the time and other material planning considerations.

Through its decisions it will:

- Promote sustainable development;
- Ensure high quality development through good and inclusive design and the efficient use of resources;
- Promote the achievement of the approved spatial plans for the area; and
- Seek to improve the quality of the environment of the District.

(As agreed by the Development Control Committee on 7 January 2009).

### Mandatory Planning Training for Planning and Regulatory & Appeals Committee Members

A new Member (or Standing Deputy) to either the Planning or Regulatory & Appeals Committees is required to take part in a compulsory introductory planning training session.

These sessions are carried out at the start of each New Municipal Year usually with a number of 'new Planning & R&A Members/Standing Deputies' attending at the same time.

All Members and Standing Deputies of the Planning and Regulatory & Appeals Committee are then, during the municipal year, invited to at least two further training sessions (one of these will be compulsory and will be specified as such).

Where a new Member/Standing Deputy comes onto these committees mid-year, an individual 'one to one' introductory training session may be given.

No Member or Standing Deputy is permitted to make a decision on any planning decision before their Committee until their introductory training session has been completed.

Members or Standing Deputies on the Committees not attending the specified compulsory session will be immediately disqualified from making any planning decisions whilst sitting on the Committees.

This compulsory training session is usually held on two occasions in quick succession so that as many members can attend as possible.

Please note the pre planning committee training / information session held on the evening of Planning Committee do NOT constitute any qualification towards decision making status.

Though of course these sessions are much recommended to all Planning Members in respect of keeping abreast of Planning matters.

Note this summary is compiled consulting the following documents:

- Members Planning Code of Good Practice in the Council Constitution;
- The Member Training Notes in Planning Protocol as resolved by Planning Committee 28/8/13; and
- Changes to the Constitution as recommended by Regulatory & Appeals Committee.

# Planning Committee Minutes

Date: 20 September 2017

Time: 7.00 - 7.50 pm

**PRESENT:** Councillor P R Turner (in the Chair)

Councillors Mrs J A Adey, M Asif, Ms A Baughan, S Graham, C B Harriss, A E Hill, D A Johncock, A Lee, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale, A Turner and C Whitehead.

## LOCAL MEMBERS IN ATTENDANCE

Cllr J Savage

## APPLICATION

17/06109/FUL

### 44 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 23 August 2017 be approved as a true record and signed by the Chairman.

### 45 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 46 PLANNING APPLICATIONS

**RESOLVED:** that the reports be received and the recommendations contained in the reports, as amended by the update sheet where appropriate, be adopted, subject to any deletions, updates or alterations set out in the minutes below.

### 47 16/06375/FUL - LAND TO NORTH & REAR OF THE OLD PIGEONS, THAME ROAD, LONGWICK, BUCKINGHAMSHIRE, HP27 9SU

The Committee voted in favour of the motion to approve the application subject to the removal of Permitted Development Rights for Classes A to E.

**RESOLVED:** that the application be approved, subject to the removal of Permitted Development Rights.

The Committee was addressed by Councillor C Harriss, the local Ward Member.

### 48 17/06109/FUL - 1 HILLTOP COTTAGES, TREADAWAY ROAD, FLACKWELL HEATH, BUCKINGHAMSHIRE, HP10 9PX

The Committee voted in favour of the motion to refuse the application as in the opinion of the Local Planning Authority, the close boarded fence, by reason of its height and appearance resulted in a visually incongruous and overbearing form of development which had a detrimental impact upon the character and appearance of the street scene and conservation area when viewed from Treadaway Road.

The development was therefore contrary to policies HE6 (New Development in Conservation Areas & Conservation Area Character Surveys), G3 (General Design Policy) and H17 (Extensions and Other Developments within Residential Curtilages) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) as well as policies CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008) together with the Conservation Area Character Survey: The Common, Flackwell Heath.

These policies were considered to be consistent with the National Planning Policy Framework.

**RESOLVED:** that the application be refused for the reasons stated above.

The Committee was addressed by Councillors D Johncock and J Savage, the local Ward Members.

The Committee was addressed by Ms Sheila Walmsley on behalf of the Flackwell Heath Residents Association and Parish Councillor C Leonard on behalf of the Chepping Wycombe Parish Council, both in objection.

#### **49 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION**

The Committee noted that Jonathan Crowhurst, WDC Urban Design Officer, would make a presentation to Members on the recently adopted Residential Design Guidance Supplementary Planning Document. This would take place at 6.00pm on Wednesday 18 October in Committee Room 1.

#### **50 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 17 October 2017 in respect of the agenda for the meeting on Wednesday 18 October 2017, the following Members be invited to attend with the relevant local Members:

Councillors: Ms A Baughan, S Graham, C B Harriss, T Lee, H L McCarthy, N J B Teesdale, A Turner, P R Turner and C Whitehead.

#### **51 FILE ON ACTIONS TAKEN UNDER DELEGATED AUTHORITY**

The file on actions taken under delegated authority since the previous meeting was circulated for the Committee's attention.

#### **52 DELEGATED ACTION UNDERTAKEN BY PLANNING ENFORCEMENT TEAM**

The Committee noted the Delegated Actions undertaken by the Planning Enforcement team.

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Chairman

**The following officers were in attendance at the meeting:**

Ms G Davies	Development Management Officer
Mrs L Hornby	Senior Democratic Services Officer
Mr R Martin	Development Management Team Leader
Mr P Miller	Technical Officer
Ms R Steele	Assistant Solicitor

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# Agenda Item 5.

Contact: Jackie Sabatini DDI No. 01494 421915

App No : 17/06340/FUL App Type: Full Application

Application for : Householder application for construction of two storey side and rear extensions including new gable wall, x1 new dormer window, front porch and detached single storey outbuilding (alternative scheme to PP 16/07579/FUL)

At 33 Verney Avenue, High Wycombe, Buckinghamshire, HP12 3ND

Date Received : 04/05/17 Applicant : Mr Amir Akhtar

Target date for Decision 29/06/17

## 1. Summary

- 1.1. Retrospective planning permission is sought for the construction of a two storey side extension and rear extensions including new gable wall, a new rear dormer window, front porch and detached single storey outbuilding.
- 1.2. This proposal is an alternative scheme to an earlier application already granted planning permission under reference 16/07579/FUL, the only differences being the introduction of the rear dormer and the outbuilding.
- 1.3. The proposal is considered to respect the established character of the existing property and the street scene and will not appear overtly prominent in the wider area. It raises no issues in respect of neighbouring amenity and sufficient on-site parking can be accommodated to serve the needs of the extended property.
- 1.4. The development is thus considered to accord with Development Plan Policy and is recommended for approval.

## 2. The Application

- 2.1. Retrospective planning permission is sought for the construction of a two storey side extension and rear extensions including new gable wall, a new dormer window, front porch and detached single storey outbuilding. This proposal is an alternative scheme to an earlier application already granted planning permission under reference 16/07579/FUL.
- 2.2. The rear roof dormer is approximately 7.6m in width and 2.1m in height with a flat roof. It is set in from the existing eaves and is set down lower than the roof of the main ridge. Two windows are proposed within the dormer and these would serve a bathroom and a bedroom.
- 2.3. The detached outbuilding is located to the rear of the dwelling and is approximately 7.2m in width 4.6m in depth with a pitched roof. The roof of the proposal measures approximate 2.3m to eaves height and 3.6m to ridge; set down significantly lower than the roof of the main dwelling. Fenestration is proposed to the front elevation only.
- 2.4. The application site comprises a semi-detached house sited on the west side of Verney Avenue opposite, Wycombe Hills Day Services. The area is predominately residential and the surrounding properties are a mixture of detached and semi - detached properties of various sizes, design and characteristics; creating a varied street scene.
- 2.5. The rear roof dormer and the detached outbuilding are the only changes to the original scheme (16/07579/FUL) and as such only these elements have been



assessed as part of the process for determining this planning application.

### **3. Working with the applicant/agent**

3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning & Sustainability Customer Charter

3.2. In this instance the application was considered acceptable as submitted by officers and is reminded for approval.

### **4. Relevant Planning History**

4.1. 16/07579/FUL – Householder application for construction of two storey side and rear extensions including new gable wall and front porch – Permitted (A copy of the approved plans is attached at Appendix C).

4.2. 16/06728/FUL - Householder application for construction of part two storey, part single storey front, side and rear extension- Refused at Planning Committee due to an undue loss of light to and outlook from, the ground floor rear facing window and the adjacent Patio of no 35 Verney Avenue.

### **5. Issues and Policy considerations**

#### **Principle and Location of Development**

Adopted Local Plan (ADLP): G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity, H17 (Extensions and Other Developments within Residential Curtilages) and T2 (On-site Parking and Servicing) and Appendix 4

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the Quality of Place-Shaping and Design).

Adopted Delivery and Site Allocations Plan (DSA): DM1 (Presumption in Favour of Sustainable Development) DM 34 (Placemaking and Design Quality), DM35 (House Extensions and other Development within Residential Curtilage).

5.1. There is no objection to the principle of residential properties within an existing residential area being extended providing the proposals comply with relevant development plan policies and, subject to other material considerations. In this instance a two storey extension of this scale has already been approved under 16/07579/FUL the only changes being the addition of the rear dormer and the outbuilding.

#### **The impact of the development on the character and appearance of the existing building and the area in general**

ADLP: Policies G3 (General Design Policy) and G8 (Detailed Design)

CSDPD: CS19 (Raising the Quality of Place-Shaping and Design)

5.2. Verney Avenue is characterised by a mixture of properties of various, sizes and markedly different characteristics, many of which already have extension and outbuildings to the rear.

5.3. The proposed two storey extension whilst substantial is considered commensurate with the scale of the existing property and will not appear overly dominant. The design of the extension is basically unchanged from that approved under 16/07579/FUL except for the addition of the rear dormer. The dormer is set well

down from the ridge and in from the eaves and consequently will not appear over dominant in the roof slope.

- 5.4. The outbuilding is set close to the rear and site garden boundaries and only needs consent as it is within 1m of the boundary with No. 35 Verney Avenue. It is of a reasonable size and scale compared with the size of the garden and not dissimilar to other outbuildings to be found in the local area. A non-severance condition is however considered prudent in this instance to prevent the outbuilding from being used independently from the main house.
- 5.5. Both elements of this scheme are located to the rear of the site and will therefore not be readily visible from the public domain. Consequently they will have no significant impact on the street scene or on the character and appearance of the wider area that would justify refusing planning permission.

### **The impact of the development on the residential amenities of the surrounding neighbours**

ADLP: Policies G3 (General Design Policy) and G8 (Detailed Design) G15 (Noise Pollution)

CSDPD: Policy CS19 (Raising the Quality of Place-Shaping and Design)

- 5.6. Although the dormer window in the rear roof slope results in an increase in mass and bulk to the rear of the dwelling it does not impinge on the councils light angle guidelines when being measured from the nearest habitable window from any neighbouring property. It therefore has no significant impact to any neighbouring property with regard to loss of light.
- 5.7. It has been acknowledged that concern had been raised with regard to the potential for overlooking from the new roof dormer window as a result of this development. The roof dormer is however situated in the rear roof slope and looks out onto the host dwelling rear amenity space, providing only oblique viewing into neighbouring gardens. In any case given the fenestration already existing at first floor level the roof dormer does not afford any further overlooking potential than that already existing. It is important to note that a smaller dormer contained wholly within the original roof slope, with additional fenestration, could be constructed under permitted development.
- 5.8. The outbuilding has raised concern from the neighbour at 35 Verney Avenue with regard to loss of light and overbearing issues.
- 5.9. Although the outbuilding may be visible over the intervening fence with an eaves height of 2.4m and an overall height to the ridge of 3.55m the outbuilding it is not consider to cause an undue loss of light or outlook from the adjoining gardens. Although the outbuilding is sited near to the shared side boundary with no 35 Verney Avenue due to the significant distance between any habitable living accommodation and the outbuilding no significant impact would occur to any neighbouring amenities as a result of this development.
- 5.10. When considering the above no significant impact is considered to occur with regard to loss of light, overlooking or overbearing issues as a result of this development that would justify refusing planning permission.

### **The impact of the development on the local highway with regard to parking and access** ADLP: Policy T2 (on-site parking and servicing CSDPD: Policies CS20 (Transport and infrastructure)

- 5.11. The Buckinghamshire Countrywide Parking Guidance Policy document requires that a dwelling of this size requires parking for 3 cars. The application site could accommodate three cars on-site to the front of the dwelling. In addition to on-site parking further on –street parking is available in the area on an ad hoc-basis.

## Recommendation: Application Permitted

- 1 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers AA/003/16, AA/001/16 REV C, AA/002/16 REV C, WDC1, WDC2, WDC2a & WDC3; unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 2 The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of those indicated in the application.  
Reason: To secure a satisfactory external appearance.
- 3 The detached outbuilding hereby permitted shall only be used in connection with and ancillary to the occupation of the main dwellinghouse and shall at no time be severed and occupied as a separate independent unit.  
Reason: To prevent the undesirable establishment of a separate independent unit not in accordance with the policies for the area.
- 4 The development shall not be brought into use until the 2 parking spaces have been laid out in accordance with drawing No WDC2. The parking spaces shall thereafter be kept for the parking of vehicles and no other purposes.  
Reason: To ensure that sufficient parking provision is provided for the dwelling and is permanently retained.
- 5 No further windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.  
Reason: To safeguard the privacy of occupiers of the adjoining properties.

### INFORMATIVE

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
  - offering a pre-application advice service;
  - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions; and
  - by adhering to the requirements of the Planning & Sustainability Customer Charter.

In this instance the agent was updated after the initial site visit and provided with advice that the external walls of the replacement shed/kennel should be timber clade as opposed to the proposed rendering; this would minimise any potential impact on the street scene. The agent responded by submitting amended plans showing the proposal to be timber clad. The amendments to the proposal were found to be acceptable.

17/06340/FUL

**Consultations and Notification Responses**

Ward Councillor Preliminary Comments

**Councillor Alan Hill:** Requested that if minded to approve the application is put forward at committee. The storage shed is rather large and has been built retrospective.

Parish/Town Council Comments/Internal and External Consultees

**High Wycombe Town Unparished**

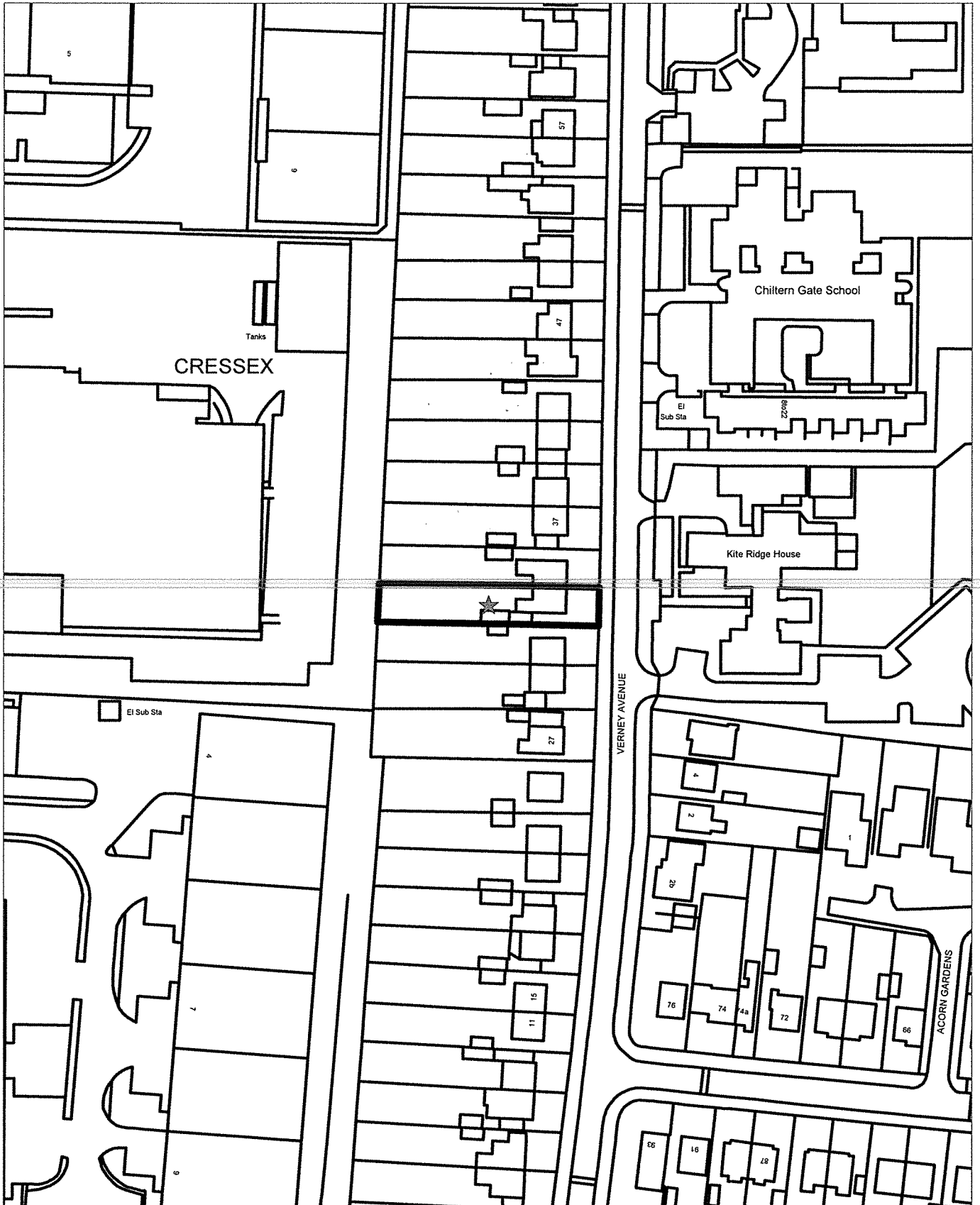
Representations

One representation objecting on the grounds of:

- Overlooking from rear dormer
- Reduction of light to greenhouse due to location of outbuilding.
- Retrospective consultation.

As part of the process for determining planning applications the council will consider all comments of concern or objection that relate to that planning application. Issues that are not related to planning matters or are related to any other or previous applications cannot be considered as part of the determination process.

17/06340/FUL  
Scale 1/1250



WDC 1



BOUNDARY

4,600

1000

STORE

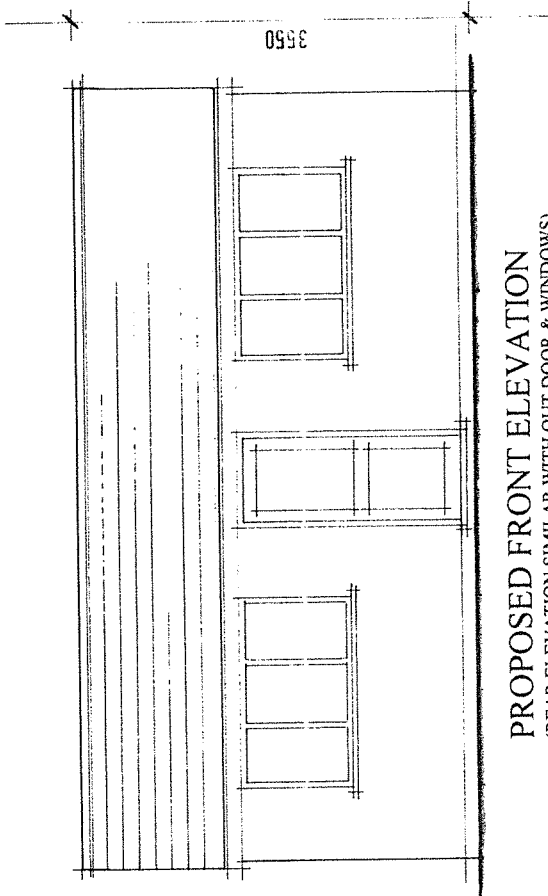
7,200

BOUNDARY

900

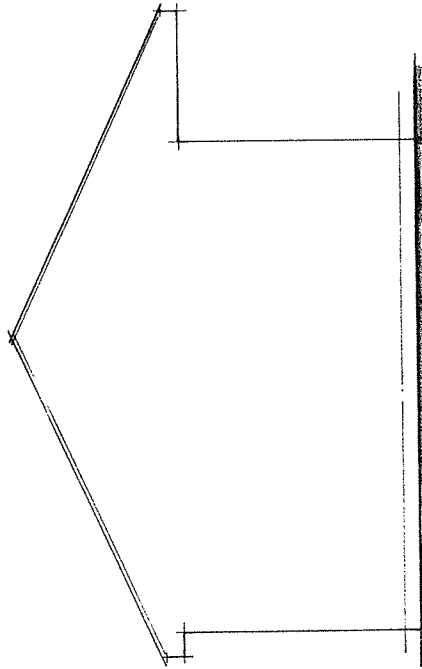
PROPOSED PLAN

PROPOSED OUTBUILDING  
IN THE REAR GARDEN



3550

PROPOSED FRONT ELEVATION  
(REAR ELEVATION SIMILAR WITH OUT DOOR & WINDOWS)



PROPOSED SIDE ELEVATION  
(OTHER SIDE ELEVATION SIMILAR)

SCALE 1/50

PLANNING  
04 MAY 2017  
WYCOMBE

17106340R

WNC 3.

33, VERNEY AVE,  
HIGH WYCOMBE,  
BUCKS HP12 3ND

JANUARY 2017

**PROPOSED GROUND FLOOR**

**PROPOSED FIRST FLOOR**

**SECOND FLOOR PLAN**

**SECTION THROUGH**

**SECTION THROUGH**

**SECTION THROUGH**

**Page 13**



**NOTES:**  
 All dimensions must be checked on site and not scaled from this drawing.

PROPOSED REAR/SIDE EXTENSION, FRONT PORCH, NEW GABLE & TWO PARKING SPACES TO THE FRONT.

Client: **AMIR AKHTAR**

Job Title: **PROPOSED REAR/SIDE EXTENSION, FRONT PORCH, NEW GABLE & TWO PARKING SPACES TO THE FRONT.**

Drawing Title: **33, VERNER AVE. HIGH WYCOMBE, BUCKS. HP12 3ND**

SCALE 1:50

AUGUST 2016

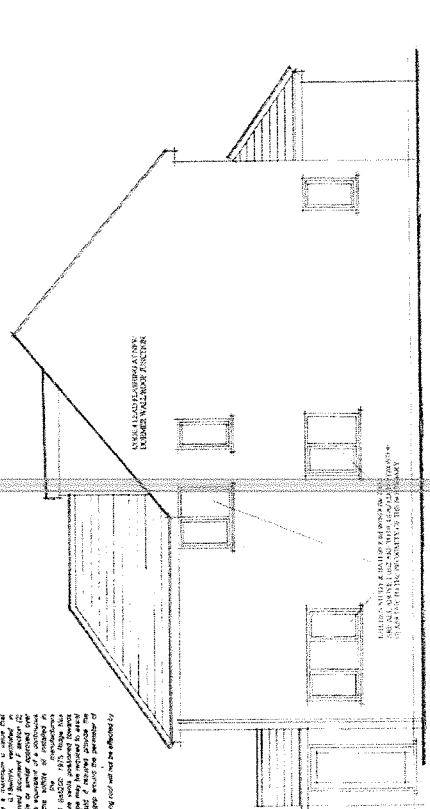
Drawn by: **AMIR AKHTAR**

Proj No: **AA/002/16**

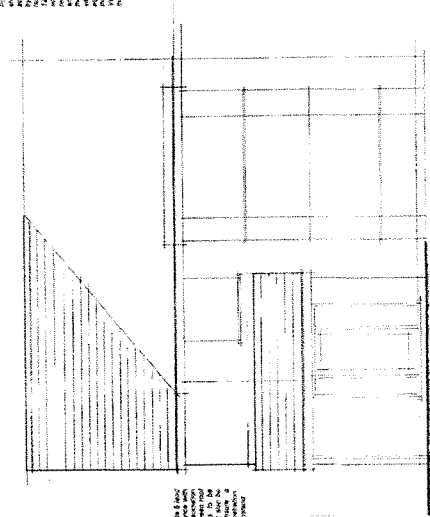
Rev: **IC**

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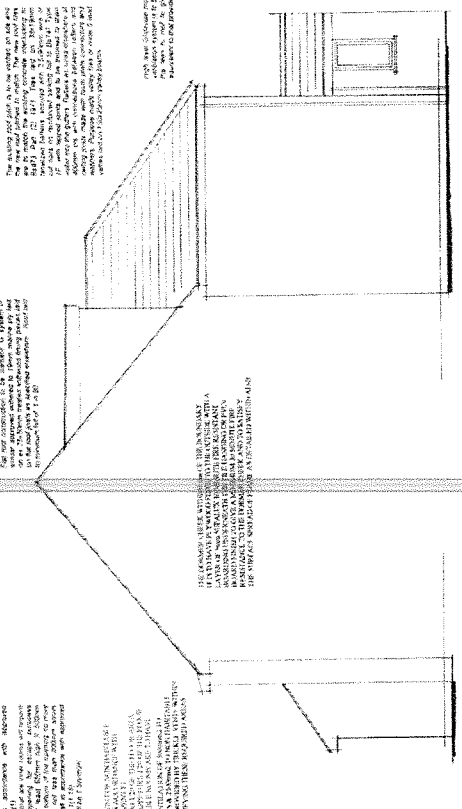
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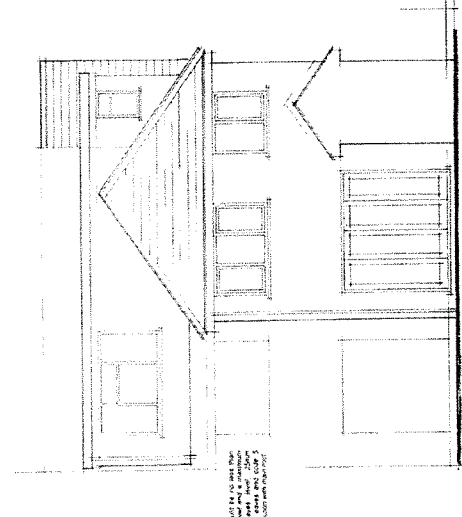
**PROPOSED SOUTH ELEVATION**



**PROPOSED EAST ELEVATION**



**PROPOSED NORTH ELEVATION**

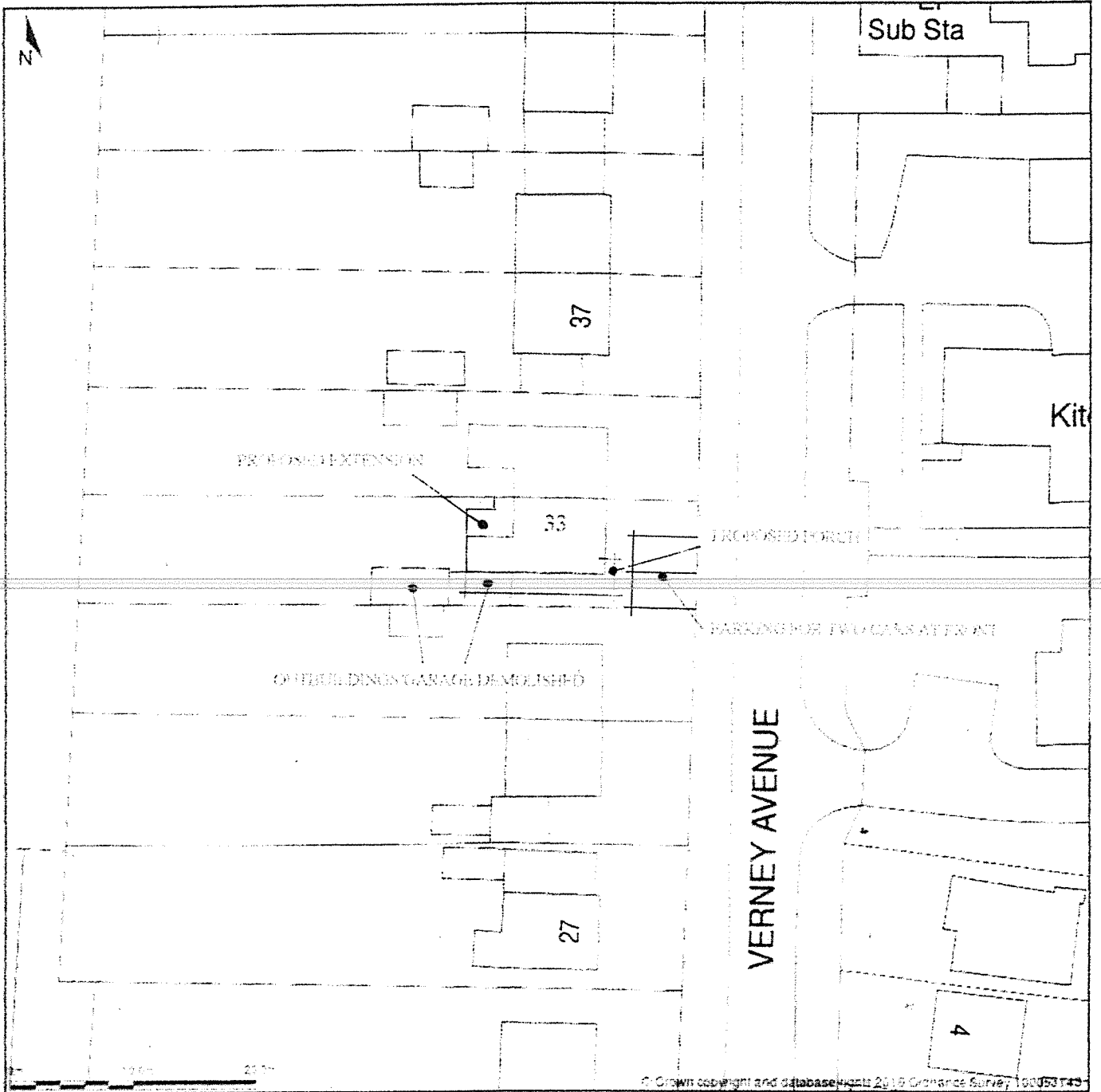


**PROPOSED WEST ELEVATION**

Page 14

© Thomas Graphics Ltd

33, Verney Avenue, High Wycombe, Buckinghamshire, HP12 3ND



Block Plan shows area bounded by: 484912.0, 191714.0 485002.0, 191804.0 (at a scale of 1:500). The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

16/07579 ka  
PLANNING  
- 7 SEP 2016  
WYCOMBE DISTRICT

WDC 2a

APPENDIX C  
PERMITTED SCHEME  
16/07579/FUL  
33 Verney Avenue

16/07579

All elevations must be checked and signed from this drawing.

Author	AMIR AKHITAR
Check	
Date	
Drawn by	
Scale	

PERMITTED SCHEME  
16/07579/FUL

Client: AMIR AKHITAR

Job Title:

PROPOSED REAR/SIDE  
EXTENSION, FRONT  
PORCH, NEW GABLE  
& TWO PARKING  
SPACES TO THE FRONT

Drawing Title:

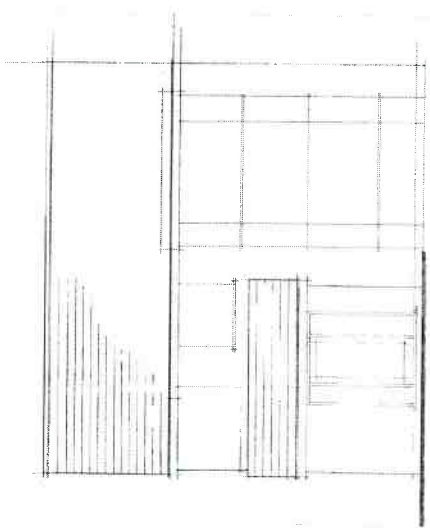
33, VERNEY AVE.  
HIGH WYCOMBE,  
BUCKS. HP12 3ND

SCALE: 1/50

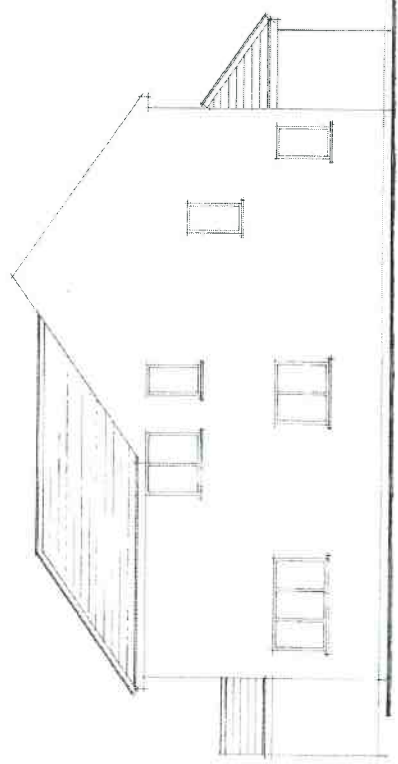
AUGUST 2016

Drawn by

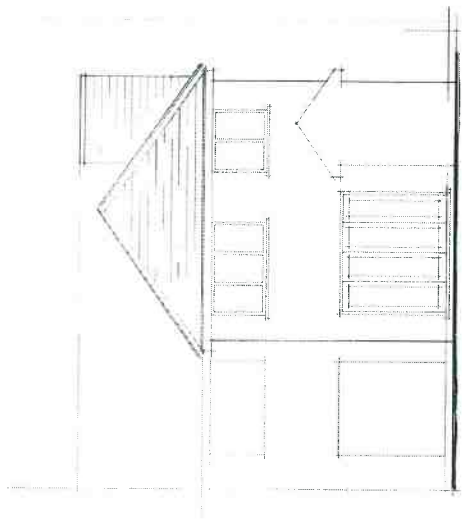
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Rev. (A)



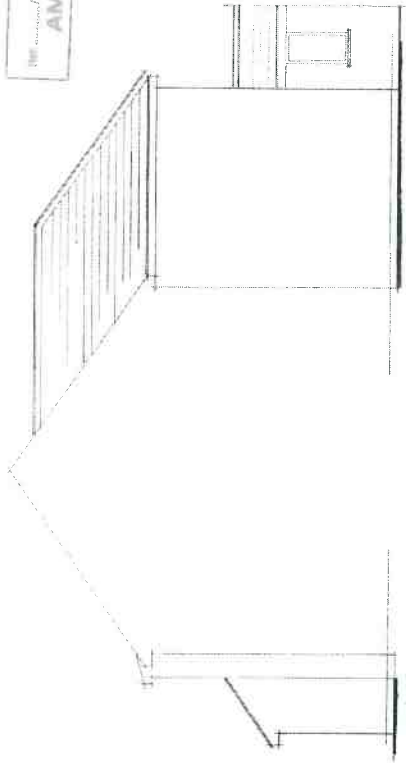
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

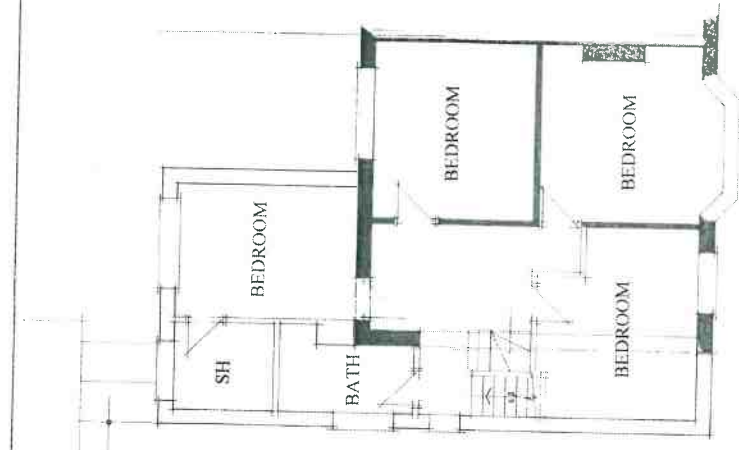


PROPOSED NORTH ELEVATION

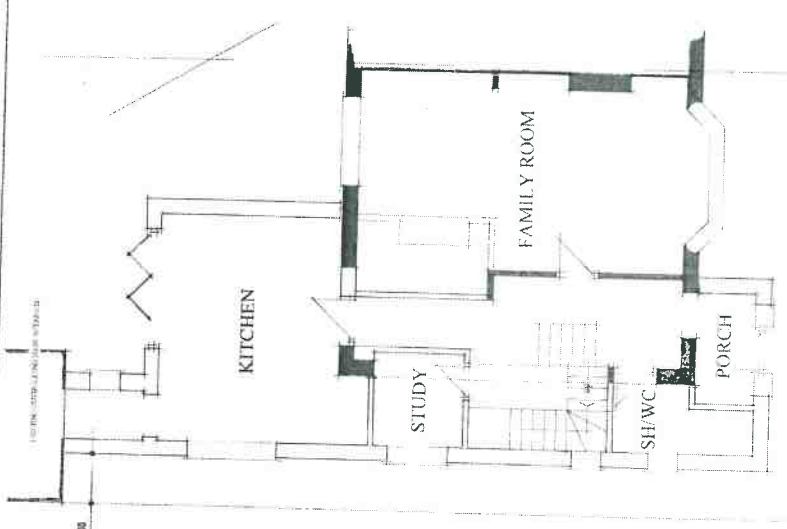
AMENDED

NOTES:  
 All dimensions must be checked on site and not  
 scale from this drawing.

**APPENDIX C  
 PERMITTED SCHEME  
 16/07579/FUL  
 33 Verney Avenue**



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR

A	Date	Revisions

Client:	AMIR AKHTAR
Job Title:	PROPOSED REAR/SIDE EXTENSION, FRONT PORCH, NEW GABLE & TWO PARKING SPACES TO THE FRONT.
Drawing Title:	33, VERNEY AVE, HIGH WYCOMBE, BUCKS. HP12 3ND
Scale:	SCALE 1/50
Date:	AUGUST 2016
Drawn by:	
Draw No.:	AA/001/16
Rev.:	(A)

# Agenda Item 6.

Contact: Valerie Bailey DDI No. 01494 421548  
App No : 17/06493/FUL App Type: Full Application  
Application for : Householder application for construction of detached garden room with a decking to the front (retrospective)  
At Valley View, Toweridge Lane, High Wycombe, Bucks, HP12 4DH.  
Date Received : 05/06/17 Applicant : Mrs Elizabeth Trobridge  
Target date for Decision 31/07/17

## 1. **Summary**

- 1.1. The application proposes the retention of a detached timber garden room with decking to the front.
- 1.2. The building is considered to be have acceptable design and appearance in this location. It would not result in undue loss of light to neighbouring properties, nor is it considered to result in an unacceptable degree of overlooking. The application is therefore recommended for approval.

## 2. **The Application**

- 2.1. The property is a timber clad outbuilding with shallow mono pitch roof and has full length glazed doors in the elevation facing the house. It has a footprint of 3.8 x 5.8 metres and is sited across the end of the rear garden.
- 2.2. The outbuilding is set on sloping ground which falls both from the rear boundary towards the house and across the site from west to east. Taken by itself the building measures 2.5 metres in height from its floor to the top of the roof at the front, and 2.2 metres at the rear, however the height relative to ground level varies due to the slope of the site. Where the ground level is lowest the roof is approximately 3.3 metres above ground level.
- 2.3. A raised deck has been constructed across the front of the building, to create a level platform.
- 2.4. The site is in an established residential area of High Wycombe and Buckinghamshire County Parking Guidance zone A.

## 3. **Working with the applicant/agent**

- 3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
  - offering a pre-application advice service,
  - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning & Sustainability Customer Charter
- 3.2. In this instance
  - the applicant/agent was updated of any issues after the initial site visit,
  - the application was acceptable as submitted and no further assistance was required, and,
  - the application was considered by the Planning Committee where the objectors

had the opportunity to address the committee and the applicant/agent had the opportunity to respond.

#### **4. Relevant Planning History**

- 4.1. 04/05746/FUL - Construction of single storey rear extension. . Permitted and implemented

#### **5. Issues and Policy considerations**

##### **Principle and Location of Development**

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development)

DSA: DM1 (Presumption in favour of sustainable development),

Draft New Local Plan: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), DM32 (Accessible locations, sustainable transport and parking)

- 5.1. The site is a residential property within an existing built up area and the erection of an outbuilding in the rear garden is therefore acceptable in principle subject to the details of the development according with the relevant policies in the development plan relating to matters such as design.

##### **Transport matters and parking**

ALP: T2 (On – site parking and servicing),

CSDPD: CS20 (Transport and Infrastructure)

Draft New Local Plan: DM32 (Accessible locations, sustainable transport and parking)

- 5.2. The development does not generate any additional requirement for on-site parking.

##### **Raising the quality of place making and design**

ALP: G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity

CSDPD: CS19 (Raising the quality of place shaping and design)

Draft New Local Plan: DM34 (Placemaking and design quality)

- 5.3. The property is a timber clad outbuilding with shallow mono pitch roof. A raised deck has been constructed across the front of the building, which has full length glazed doors in the elevation facing the house.

- 5.4. The design of the building is in keeping with the residential nature of the property. The building is of domestic scale and appearance with the rear garden in an established residential area. It is therefore considered to be in keeping with the surrounding area in terms of its appearance and proportions and there are no objections to the building in design terms.

##### **Amenity of neighbouring properties**

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) Appendix 1

CSDPD: CS19 (Raising the quality of place shaping and design)

Draft New Local Plan: DM34 (Placemaking and design quality)

- 5.5. The size and position of the outbuilding relative to adjacent dwellings is such that it does not result in an undue loss of light or an unacceptable degree of enclosure.
- 5.6. There are windows and a door that face back towards the rear of the dwelling and to the rear elevations of the adjoining properties. However, these are considered not to cause additional overlooking or an undue loss of privacy than that which existed on site prior the development taking place. This is helped by fencing and mature vegetation on the boundaries and whilst most of this is deciduous it does give screening to the adjoining properties.
- 5.7. Number 15 Toweridge Lane is set at a higher level and screened by a panel fence with planting behind in the garden of no. 15 which comes above the top of the fence. Parkside and October are set on a lower ground level. There is a close boarded

fence on the boundary to Parkside with shrub planting in the garden of Parkside which gives a good degree of screening. The rear of October is around 20 metres from the outbuilding and views are at an oblique angle.

- 5.8. It should be noted that the inclusion of the decking / verandah, means that the outbuilding requires permission, however without the decking the outbuilding may be permitted development. In determining the application the Committee should have regard to the fall-back position in that the applicant could remove the decking in front of the outbuilding.

#### **Weighing and balancing of issues – overall assessment**

- 5.9. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.10. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a) Provision of the development plan insofar as they are material
  - b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
  - c) Any other material considerations
- 5.11. As set out above it is considered that the proposed development would accord with the development plan.

### **Recommendation: Application Permitted**

- 1 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers WDC1, WD2, A1, B1, C1 and D1 unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

#### **INFORMATIVE(S)**

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service;
  - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions; and
  - by adhering to the requirements of the Planning & Sustainability Customer Charter.

In this instance the application was acceptable as submitted and no further assistance was required.

**17/06493/FUL**

## **Consultations and Notification Responses**

### Ward Councillor Preliminary Comments

**Councillor Zia Ahmed** – As Local Member I would like this application to go to planning committee before approval. The local residents have some issues. These points and residents concern are attached: This construction was built without planning permission even though they had been advised that it would probably need permission. The observations the planners are making are without foundation as no one has been to visit the site to observe the impact from the neighbour's point of view. Within the point regarding privacy it is acknowledged that the construction faces the rear elevations but claim there is no loss of privacy, however there has not been a site visit to establish this. In fact the construction looks directly into two of our neighbours' bedroom windows. It is built on a steep incline but instead of following the guidelines of the Planning Department it is too close to the boundaries against planning regulations. Overall it is a very large structure, which is highly overbearing in appearance. The platform itself is totally hollow, which will make it attractive to rats and wildlife.

### Parish/Town Council Comments/Internal and External Consultees

#### **High Wycombe Town Unparished**

#### Representations

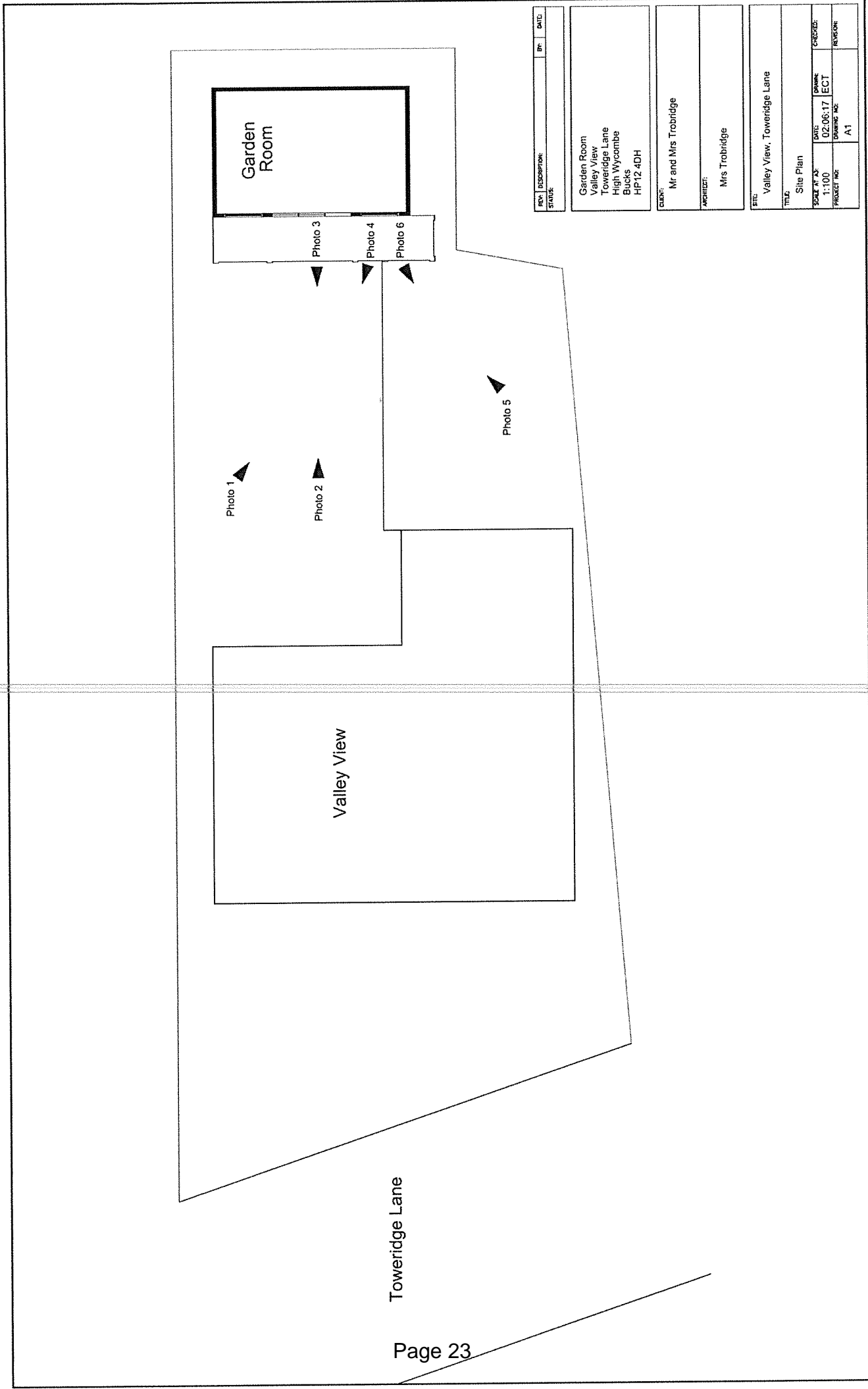
Two letters received objecting on the grounds of

- Overlooking and a loss of privacy to rear facing windows/rooms
- Light pollution



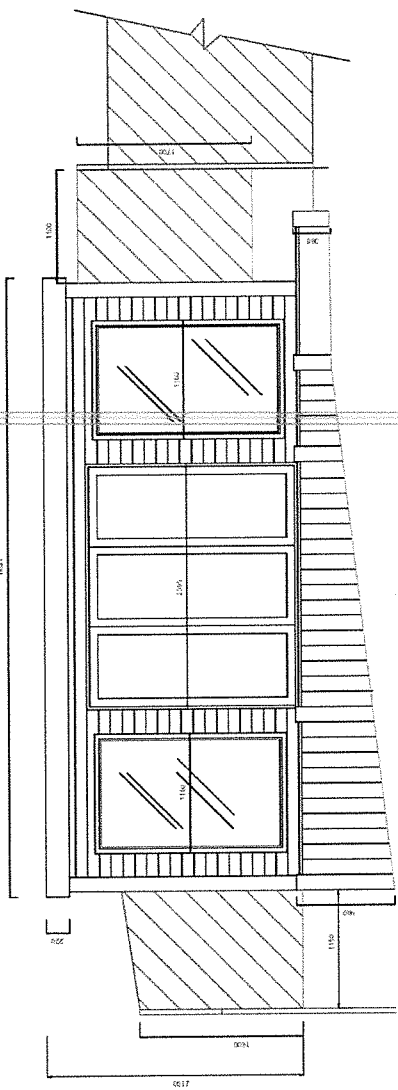
17/06493/FUL  
Scale 1/1250



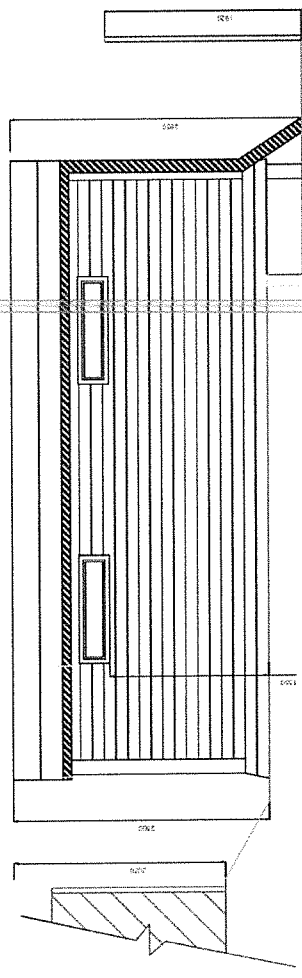


Toweridge Lane

REV	DESCRIPTION	BY	DATE
STATUS:			
Garden Room Valley View Toweridge Lane High Wycombe Bucks HP12 4DH			
CLIENT:	Mr and Mrs Trobridge		
ARCHITECT:	Mrs Trobridge		
SITE:	Valley View, Toweridge Lane		
TITLE:	Site Plan		
SCALE 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
1:100	02.06.17	ECT	
PROJECT NO:		REVISION:	
		A1	

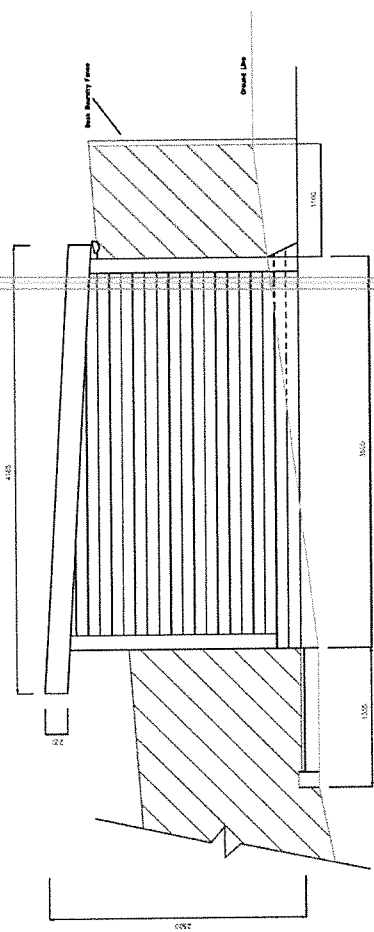


Front Elevation  
Photo 1

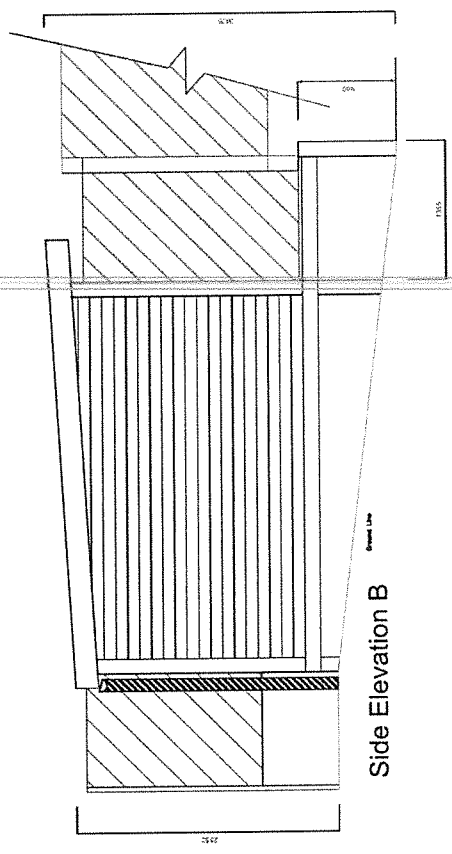


Elevation C

REV:	DESCRIPTION:	BY:	DATE:
Garden Room Valley View Toweridge Lane High Wycombe Bucks HP12 4DH			
CLIENT:	Mr and Mrs Trobridge		
ARCHITECT:	Mrs Trobridge		
SITE:	Valley View, Toweridge Lane		
TITLE:	Front and Rear Elevations		
SCALE:	A3:	DATE:	CHECKED:
1:50	02/06/17	ECT	
PROJECT NO.:	DRAWING NO.:	REVISION:	
	B 1		



Elevation A



Side Elevation B

NO.	DESCRIPTION:	BY:	DATE:
1	3/10/02		

Garden Room  
 Valley View  
 Toweridge Lane  
 High Wycombe  
 Bucks  
 HP12 4DH

CLIENT:  
 Mr and Mrs Trobridge

ARCHITECT:  
 Mrs Trobridge

SITE:  
 Valley View, Toweridge Lane

TITLE:  
 Side Elevations

SCALE	DATE	DRAWN	CHECKED
1:50	02.05.17	ECT	

PROJECT NO.	DRAWING NO.	REVISION
	C1	



# Agenda Item 7.

Contact: Sarah Nicholson DDI No. 01494 421514  
App No : 17/06581/FUL App Type: Full Application  
Application for : Erection of a 2 storey detached B1 office building with associated bin & cycle stores & new pedestrian access  
At Land Rear of 7 High Street, Marlow, Buckinghamshire, SL7 1AY  
Date Received : 07/07/17 Applicant : Mr S Westwell  
Target date for Decision 01/09/17

## 1. **Summary**

- 1.1. Permission is sought for the construction of a two storey office building fronting onto, and accessed from, Liston Road.
- 1.2. The application site is currently used as a car park by the bank which fronts onto the High Street. The application site is situated in Marlow Town Centre, within the primary shopping area and Marlow Conservation area. It is also an archaeological notification site and in non-residential parking zone 1.
- 1.3. While the proposals will result in a loss of some parking, given its town centre location, on-street parking restrictions and access to public car parks this level of displaced car parking would be unlikely to result in demonstrable harm.
- 1.4. The scale of the building would be a concern if it was not for the sites context and the established scale of existing office development on this side of Liston Road. In all other respects the proposals are considered to be acceptable subject to conditions and the application is recommended for approval.

## 2. **The Application**

- 2.1. Full planning permission is sought for the construction of a two storey office building with associated bin and cycle stores and a new pedestrian access on land to the rear of No.7 High Street, Marlow.
- 2.2. The application site is currently part of an area laid to tarmac that is used for parking. It is sandwiched between two other late 20<sup>th</sup> century office buildings which front onto Liston Road. To the rear of the site are several large trees situated immediately behind the bank which fronts onto the High Street. Consent has already been granted under 17/05575/CTREE for the largest of these to be felled. Above the bank permission has been granted for the conversion of the 1<sup>st</sup> and 2<sup>nd</sup> floors of the building to flats.
- 2.3. The proposal is for a two storey office building with a footprint of 15.6m by 6m, a height of 6 m to the top of the parapet walls. The overall height is 8.5m to the top of the ridge, with the gable end facing onto Liston Road. The main front elevation of the building facing onto Liston Road has a door and picture window lighting an open plan office.
- 2.4. To the rear is the service core with a WC, stairs and lift to the second floor with an emergency access on the side of the building. The first floor contains another open plan office off the service core. This will be lit by front facing windows and "ridge" skylights that run half the length of the building.
- 2.5. To the front of the building it is proposed to site cycle parking which will be partly covered by the overhang of the first floor.
- 2.6. The application is accompanied by:
  - a) Heritage Impact Statement, and a,
  - b) Design and Access Statement.

- 2.7. The application site is situated in Marlow Town Centre, within the primary shopping area and Marlow Conservation area. It is also an archaeological notification site and in non-residential parking zone 1.
- 2.8. The proposal was the subject of pre-application advice.

### **3. Working with the applicant/agent**

- 3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
- offering a pre-application advice service,
  - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning & Sustainability Customer Charter
- 3.2. In this instance the applicant/agent was updated of any issues after the initial site visit, and asked to provide additional information on the current use of the site for parking. The applicant responded by providing the information requested and the application was acceptable as submitted and no further assistance was required.

### **4. Relevant Planning History**

- 4.1. 17/05575/CTREE - Removal of 1 x Maple Tree (T1). Not to make a TPO.
- 4.2. 16/05870/PNP3O - Prior notification application (Part 3, Class O) for change of use of existing building falling within Class B1(a) (offices) to Class C3 (dwellinghouses) to create 1 x 1 bed and 1 x 2 bed apartments.
- 4.3. There is also a long planning history associated with the use of the building fronting High Street as a bank none of which is relevant to this application.

### **5. Issues and Policy considerations**

#### **Principle and Location of Development**

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS10 (Town centre hierarchy)

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development), DM7 (Town centre boundaries), DM8 (The Primary shopping areas), MR5 (Liston Road Car Park)

Draft New Local Plan: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), DM32 (Accessible locations, sustainable transport and parking), CP6 (Securing Vibrant and High Quality Town Centres)

- 5.1. There is no objection to the principle of office development in the town centre providing it does not impact the vitality and viability of the town centre as a destination, and respects other policy considerations including access and parking arrangements.
- 5.2. The High Street frontage of No. 7 High Street is within the Primary Shopping Frontage and the whole of site is in the Primary Shopping Area. Policy DM8 of the adopted Delivery and Site Allocations Plan allows for retail development and all other defined town centre uses. Office development is an acceptable town centre use especially in less prominent positions. Liston Road is considered to be one such location and therefore there would be no objection in principle to office development on this frontage of the site.

#### **Transport matters and parking**

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), T7 (Public transport), T8 (Buses), T12 (Taxis), T13 (Traffic management and calming), T15 (park and ride), T16 (Green travel)

CSDPD: CS16 (Transport), CS21 (Contribution of development to community

infrastructure)

DSA: DM2 (Transport requirements of development sites)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth), DM32 (Accessible locations, sustainable transport and parking)

- 5.3. Town centres are considered to be the most accessible locations close to a wide range of services, community facilities, public transport links and public car parks.
- 5.4. The site is currently used as staff parking by the bank which occupies the ground floor of 7 High Street providing 9 parking spaces for staff. If this development were to proceed the number of spaces on the site would be reduced to 3, a loss of 6 spaces. In addition the proposed offices which provide an additional floor area of just under 158 sqm, would generate an optimum requirement for 7 spaces, based on providing 1 space per 25 sqm of gross floor space.
- 5.5. The applicant has provided information which states that the existing car park serves a bank which accommodates 9(no) parking spaces. The proposed office building requires 7(no) parking spaces.
- 5.6. The applicant has stated that given the sites town centre location, the proposed office building will be a car free development and that 3(no) spaces are to be retained to serve the existing bank. Cycle parking is also to be provided for the office building. Nevertheless, it is considered that this proposal will result in loss of 6(no) existing parking spaces associated with the site.
- 5.7. While it is acknowledged that overall the parking situation in Marlow is a concern, given the sites town centre location which makes use of public car parks and parking/waiting restrictions in the form of double yellow lines along Liston Road, the County Highway Authority has indicated that it would be unable to sustain a reason for refusal at an appeal scenario.
- 5.8. On balance it is considered that without the backing of the County Highway Authority this Council could not reasonably sustain an objection to this application on the basis of parking.

### **Impact on the Marlow Conservation Area and raising the quality of place making and design**

ALP: G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity), HE6 (Conservation areas), HE10 (Burgage plots), G11 (Trees), G26 (Designing for safer communities),

CSDPD: CS19 (Raising the quality of place shaping and design) CS17 (Environmental assets)

Draft New Local Plan: CP8 (Sense of place), DM20 (Matters to be determined in accordance with the NPPF), DM33 (Delivering green infrastructure in development), DM34 (Placemaking and design quality)

- 5.9. The proposal will provide an active frontage onto Liston Road at a point where there is currently a blank wall punctuated by a section of railings and the access to the bank's car park.
- 5.10. The proposed two storey office building is located within a burgage plot associated with No. 7 High Street. Although large the proposed two storey building is commensurate with the scale of the office buildings either side of the application site. Unlike the buildings either side which span across the historic burgage plots, this proposal sits within one plot, although it does divide it. These long narrow plots are integral to the character of the Conservation Area and traditionally evolved through construction of simple, utilitarian buildings perpendicular to the plot associated with the burgage head. This proposal would fragment the burgage plot and while the form is appropriate, the scale and height is larger than traditionally typical. However, given the extent of development fronting onto Liston Road, it is not felt that an objection to such development would be warranted in this location.
- 5.11. Notwithstanding the scale of the building its design although different from its neighbours will not look out of place in the wider street scene subject to the use of



appropriate materials including good quality external materials (including hard landscaping), timber window joinery, conservation type roof lights and boundary treatments/details. Should permission be forthcoming these matters can all be controlled by condition.

### **Amenity of existing and future residents and occupiers**

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) Appendix 1

CSDPD: CS19 (Raising the quality of place shaping and design)

Housing intensification SPD

Draft New Local Plan: DM34 (Placemaking and design quality), DM38 (Internal space standards)

- 5.12. The neighbouring properties bounding the application site are in a mix of uses including retail, offices and residential on the upper floors of 7 High Street and some of the other properties fronting High Street and on the opposite side of Liston Road.
- 5.13. All the residential properties will be located too far from the application site for it to have any direct impact in terms of loss of light, outlook or privacy. By only building on part of the width of the burgage plot the proposals retains the existing pedestrian access arrangements for the flats at 7 High Street, which are only accessible from Liston Road via the existing car park.
- 5.14. The proposed building which is situated tight on the northwest boundary of the site will have no direct impact on the office building located to the south east. Although it will almost abut the office building to the northwest this building has no flank windows facing towards the application site.

### **Environmental issues**

CSDPD: CS18 (Waste, natural resources and pollution)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 5.15. Provision has been made for the storage of waste and recycling to the rear of the building in an area where it will not be overtly prominent in the street scene.
- 5.16. Offices are a use which are considered to be compatible in a residential area and in this town centre location where ambient background noise levels are likely to be relatively high the proposal will not lead to a loss of amenity due to any associated increased in noise and activity.

### **Flooding and drainage**

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

Draft New Local Plan: DM37 (Managing flood risk and sustainable drainage systems)

- 5.17. The application site is in an area not liable to flooding and surface water flooding in the area is low. As the site is already laid with an impermeable surface of tarmac the proposal will not significantly alter the amount of runoff from the site.

### **Archaeology**

CSDPD: CS17 (Environmental Assets)

Draft New Local Plan: CP8 (Sense of place)

- 5.18. The site is located within an archaeological notification area to the rear of the High Street, which was laid out in the medieval period. Burgage plots extended back from the High Street to the east and west and their layout can still be seen in plot boundaries today. Within these burgage plots archaeological evidence of back-yard activities often survives and can provide evidence of the medieval origins of the town.
- 5.19. Accordingly the County Archaeologist has recommend that archaeological trial trenching is carried out on the footprint of the proposed development. In line with the

requirements of paragraph 141 of the NPPF a condition is recommended on any consent that may be granted to secure appropriate investigation, recording, publication and archiving of the results.

### **Building sustainability**

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Draft New Local Plan: DM39 (Optional technical standards for Building Regulation approval)

5.20. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have previously been necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is only considered necessary to condition water efficiency.

### **Infrastructure and Developer Contributions**

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth)

5.21. The development is a type of development where CIL would be chargeable which will be calculated separately should consent be forthcoming.

### **Weighing and balancing of issues – overall assessment**

5.22. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

- a) Provision of the development plan insofar as they are material
- b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
- c) Any other material considerations

5.23. As set out above it is recognised that while the proposals will result in a loss of some parking, given its town centre location and access to public car parks an objection on this ground could not reasonable be sustained. Similarly, the scale of the building would be a concern if it was not for the sites context and the established scale of existing office development on this side of Liston Road. In all other respects the proposals are considered to be acceptable.

5.24. On balance it is considered that the proposed development would accord with the development plan policies and it is recommended for approval.

## **Recommendation: Application Permitted**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 01 and 16-071-10 unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

- 3 The applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority before any development takes place.  
Reason: In view of the history of the site and the desirability of recording any items of interest.
- 4 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.  
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 5 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. For the avoidance of doubt this shall include timber window joinery and conservation type roof lights. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To secure a satisfactory external appearance.
- 6 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. For the avoidance of doubt this shall include details of all boundary treatments. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To secure a satisfactory appearance.
- 7 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard equivalent to 'excellent' under the BREEAM rating with a maximum number of water credits for the commercial element.  
Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).

#### INFORMATIVE(S)

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
- offering a pre-application advice service,
  - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning & Sustainability Customer Charter

In this instance the applicant/agent was updated of any issues after the initial site visit, and asked to provide additional information on the current use of the site for parking. The applicant responded by providing the information requested and the application was acceptable as submitted and no further assistance was required.

**17/06581/FUL**

## **Consultations and Notification Responses**

### **Ward Councillor Preliminary Comments**

#### **Councillor Collingwood**

Comments: I support objections received as this application will generate displaced parking as well as additional requirement for parking.  
If minded to approve request it goes to committee.

### **Parish/Town Council Comments/Internal and External Consultees**

#### **Marlow Town Council**

Comments: No objection in principle but object on impact on parking which is already constrained in the town.

#### **County Highway Authority**

Holding Comments: Access to the site is to be taken off Liston Road, an unclassified road which makes use of parking/waiting restrictions. Having considered the quantum of development and designated zoning of the site, the County Council's Countywide Parking Guidance suggests that this application should provide a total of 7(no) parking spaces.

Whilst I note that Liston Road makes use of double yellow lines and that public car parks are within walking distance to the site, no information has been submitted as part of the proposals with regard to parking provision, nor regarding the amenities that the existing car park serves.

Until I am receipt of this information, I will withhold my final response.

Final comments: Further to my previous comments on a letter dated 27th July 2017 where additional information was requested, the applicant has now provided information which states that the existing car park serves a bank which accommodates 9(no) parking spaces. As already mentioned within my previous comments, the proposed office building requires 7(no) parking spaces.

The applicant mentions that given the sites town centre location, the proposed office building will be a car free development and that 3(no) spaces are to be retained to serve the existing bank. Nevertheless, it is considered that this proposal will result in loss of existing parking associated with the site. I have calculated the shortfall at 6(no) parking spaces.

Overall, whilst I am aware of the parking situation in Marlow, given the sites town centre location which makes use of public car parks and parking/waiting restrictions in the form of double yellow lines along Liston Road, I would be unable to sustain a reason for refusal at an appeal scenario.

Mindful of the above, should you be minded to grant consent, I recommend conditions be included in any planning consent that you may grant.

#### **County Archaeological Service**

Comments: We conclude that the proposed development is likely to affect a heritage asset of archaeological interest because it is located to the rear of the High Street, which was laid out in the medieval period. Burgage plots extended back from the High Street to the east and west and their layout can still be seen in plot boundaries today. Within these burgage plots archaeological evidence of back-yard activities often survives and can provide evidence of

the medieval origins of the town. Accordingly we recommend that archaeological trial trenching is carried out on the footprint of the proposed development.

If planning permission is granted for this development then it is likely to harm a heritage asset's significance so a condition should be applied to require the developer to secure appropriate investigation, recording, publication and archiving of the results in conformity with NPPF paragraph 141.

#### **Conservation Officer**

Comments: The proposed two storey office building is located within a burgage plot associated with No. 7 High Street. These long narrow plots are integral to the character of the conservation area and traditionally evolved through construction of simple, utilitarian buildings perpendicular to plot associated with the burgage head. This proposal would fragment the burgage plot and while the form is appropriate, the scale and height is larger than traditionally typical. However, given the extent of development to Liston Road, it is not felt that an objection to such development would be warranted in this location and accordingly if the application is minded to be approved, it should be conditional on good quality external materials (including hard landscaping), timber window joinery, conservation type roof lights and boundary treatments/details.

#### **Control of Pollution Environmental Health**

Comments: No objection.

#### **Arboricultural Officer**

Comments: No objection

#### Representations

One letter of objection raising the following issues:

- Lack of parking for the new offices
- Displacement of existing parking on site placing additional pressure on town centre parking

#### **The Marlow Society**

Object on the following grounds:

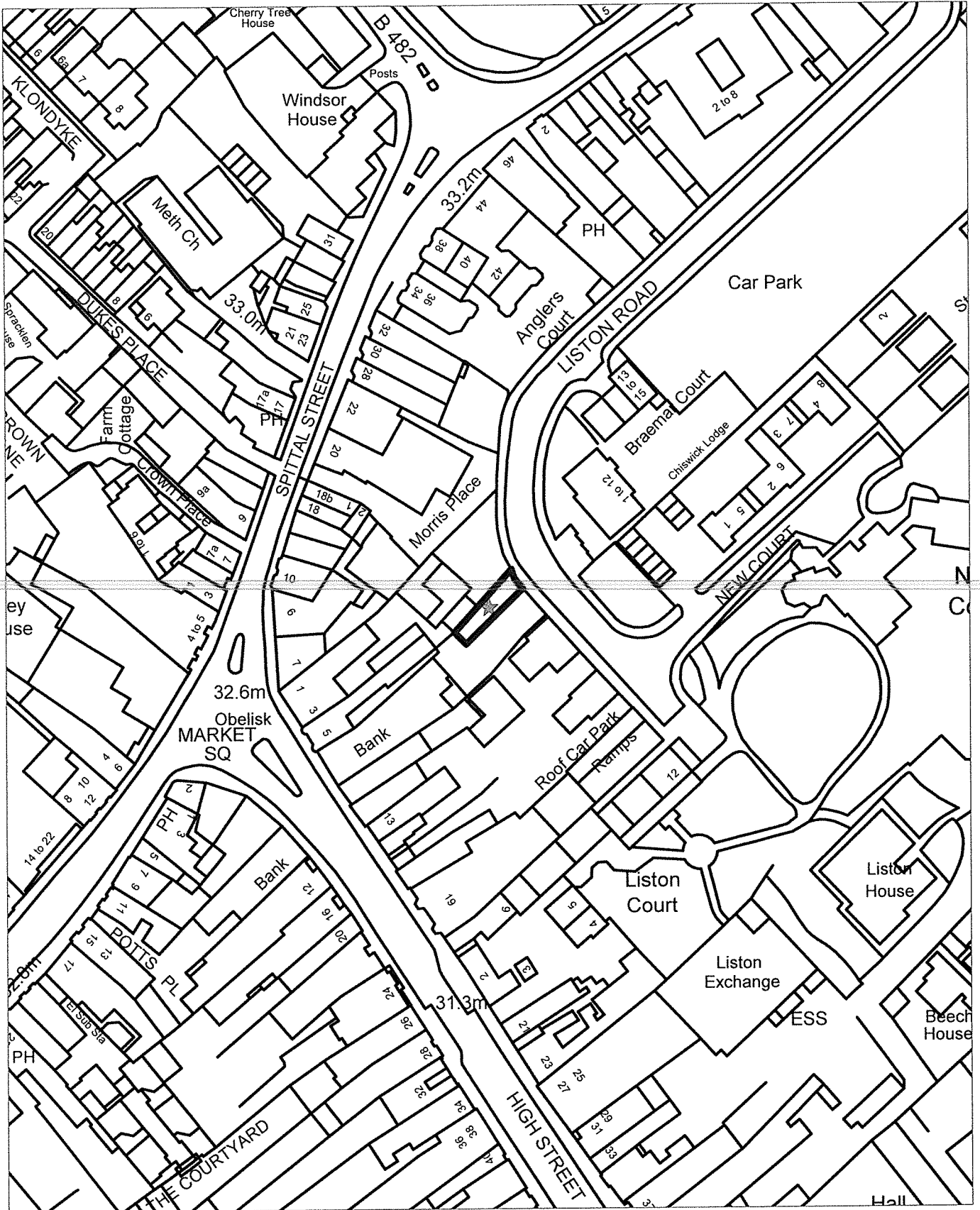
The Marlow Society has been in discussions with the Wycombe District Council and the Chamber of Trade and Commerce on the ever more difficult problem of parking in Marlow. The WDC recognises that the central car parks are regularly full with waiting queues. This application fails to address the problem of displacement and additional need for parking generated by the proposed building. Can the WDC produce an integrated response to such applications rather than dividing responsibility between the Cabinet Members for Environment and Planning. If the applicant cannot meet the requirement for additional offsite parking then this application should be rejected.

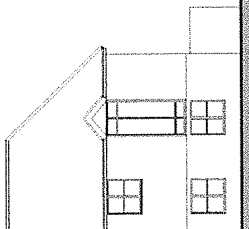
One letter of objection received raising the following concerns:

- Application fails to address the provision of parking for the new offices. Proposal will cause displaced parking for the bank placing additional pressure on already oversubscribed town centre car parks.

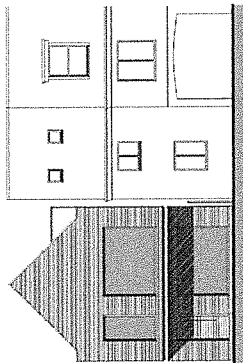
17/06581/FUL

Scale 1/1250

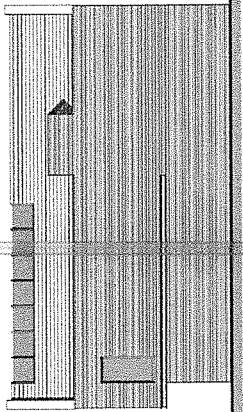




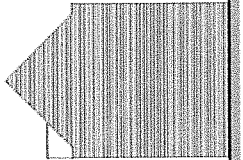
Front (NE) Elevation



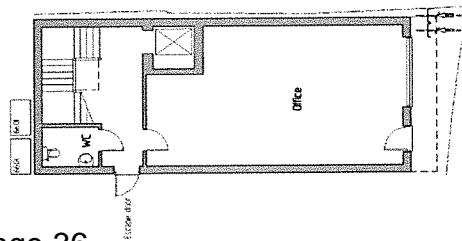
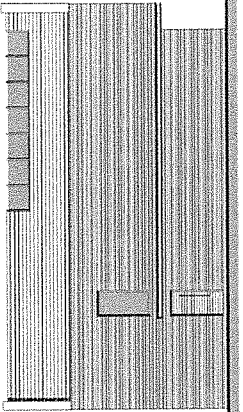
Front (NW) Elevation



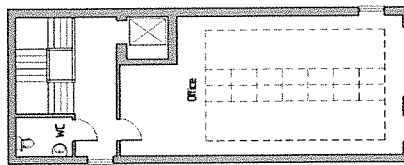
Rear (SW) Elevation



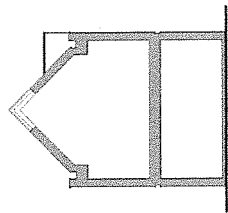
Flank (SE) Elevation



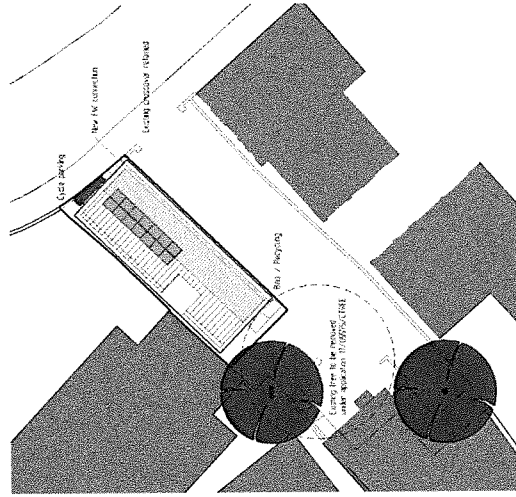
Ground Floor



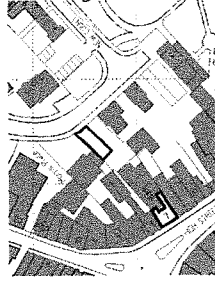
First Floor



Section



Site Plan 1 : 200



Site Location Plan 1 : 1250

PROPOSED REDEVELOPMENT OF LRD 7 HIGH STREET MARLOW BUICKS S17 1AY			
For : COURSETYPE LTD			
SCHEME PROPOSALS Plans & Elevations			
SCALE	DATE	REF:	
1 : 100	May 2017	16-07F-10	
BOWEN EVANS CONSULTANCY ARCHITECTS - PLANNERS 40A HIGH STREET MARLOW, MIDDLESEX Tel: 01628 487717			

# Agenda Item 8.

Contact: Lucy Bellinger DDI No. 01494 421525

App No : 17/06691/REM App Type: Approval of Reserved Matters

Application for : Submission of details of appearance, landscaping, layout and scale for erection of 160 dwellings (6 x 5 bed dwellings, 42 x 4 bed dwellings, 66 x 3 bed dwellings, 36 x 2 bed dwellings & 10 x 1 bed apartments) with vehicle access from Boxer Road/Barn Road, pedestrian and cycle access from Walnut Tree Lane and Williams Way, parking, public open space with play facilities and landscaping pursuant to outline planning permission 14/06965/OUT

At OS Parcel 9166 Boxer Road & OS Parcel 6576 Walnut Tree Lane, Barn Road Longwick Buckinghamshire

Date Received : 23/06/17 Applicant : Bellway Homes

Target date for Decision 22/09/17

## 1. Summary

- 1.1. The principle of accommodating 160 dwellings and the points of access to the site has already been established. It is considered that the proposed layout, appearance, scale and landscaping (the reserved matters) would be acceptable because the scheme would:-
- Be of an appropriate design and layout which respects and provides connections to existing neighbouring development and the wider village
  - Provide an acceptable living environment
  - Safeguard the amenity of adjacent occupiers
  - Provide appropriate vehicle, cycle and pedestrian routes, servicing and parking arrangements
  - Provide an acceptable housing mix
  - Adequately deal with existing and potential flood risk
- 1.2. The development would accord with development plan policy, the Residential Design Guidance and Countywide Parking Standards. As such the application is recommended for approval subject to a number of planning conditions to ensure that a high quality development is delivered.

## 2. The Application

- 2.1. This is a reserved matters application for the approval of layout, appearance, landscaping and scale for 160 new dwellings. Outline planning permission was granted on appeal which established the quantum of development and means of access to the site. The vehicle access to the site is via Barn Road (as fixed by the outline planning permission) and the reserved matters application has to ensure a route through the site for pedestrians and cycles between Barn Road, Williams Way and Walnut Tree Lane.
- 2.2. The site is approximately 6.37 ha and is located on south western edge of the village of Longwick. The land is currently used as fields for horse grazing and a large area of scrub grassland. The south eastern and north western boundaries of the site sit adjacent to existing houses in Williams Way, Barn Road and Walnut Tree Lane along with the local school. The south west boundary is railway embankment of the Chiltern main line.



2.3. A public right of way crosses the centre of the site running under the railway embankment and linking to the recreation ground. The route of the right of way would continue through the new development and be set within an area of new public open space.

2.4. The scheme would comprise as follows:-

- 150 houses and 10 flats.
- All units would be two storey apart from a terrace of three houses (plots 46-48) located to the south of the site which would be two and a half storey with accommodation in the roof.
- A total of 464 parking spaces within garages, driveway parking, on-street, communal parking areas of both allocated spaces and visitor spaces. The parking provision would be as follows:-
  - 357 allocated parking spaces
  - 107 unallocated spaces
  - Across the whole site this would equate to an average of 2.9 spaces per dwelling.
- 40% of the bedspaces would be affordable.
- The site has been designed as three different character areas The Green Route, The Enclaves and The Lanes.
- External materials have been detailed within the application with houses being brick with tiled roofs and tile hanging is proposed on a handful of plots.
- The layout would include new provision of public open space including an equipped play area which would be located adjacent to the existing Longwick recreation ground.
- The existing right of way through the site would be retained and resurfaced.
- The housing mix would be as follows:

Unit size	Open market	Affordable	Total
1 bed flat	4	6	10
2 bed house	12	24	36
3 bed house	38	28	66
4 bed house	39	3	42
5 bed house	6	0	6

2.5. The application is accompanied by:

- a) Planning Statement
- b) Design and Access Statement
- c) Transport Assessment Addendum
- d) Flood Risk and Drainage Addendum
- e) Noise and vibration Impact Assessment
- f) Bird and bat habitat enhancements

2.6. Before the application was submitted, the applicant undertook pre-application discussions with officers. The applicant has provided amended plans in response to officer and consultee comments.

2.7. The original outline development has been screened under the Environmental Impact Assessment Regulations and the local planning authority has concluded that an environmental impact assessment will not be required in this case.

2.8. The applicant has carried out a community consultation exercise which has included leaflet drop to local residents and stakeholders and the creation of a

website. The Council has also consulted on the planning application and the responses are summarised in Appendix A of this report and are available in full on our web site.

### **3. Working with the applicant/agent**

3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning & Sustainability Customer Charter.

3.2. In this instance:

- The applicant entered into a Planning Performance Agreement for pre-application advice.
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The application was considered by the Planning Committee where the applicant/agent and local community had the opportunity to speak to the committee.

### **4. Relevant Planning History**

4.1. 14/06965/OUT (Appeal ref APP/K0425/W/15/3018514) Outline application (Including details of access) for residential development of up to 160 dwellings with vehicle access from Boxer Road/Barn Road, pedestrian and cycle access to Walnut Tree Lane, parking, public open space with play facilities and landscaping, appeal against non-determination, appeal allowed May 2016.

4.2. The appeal established the principle of development on the site, that 160 homes was acceptable and that this level of development was acceptable in flooding/drainage, highway and sustainable travel terms.

### **5. Issues and Policy considerations**

#### **Principle and Location of Development**

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS12 (Housing provision)

DSA: DM1 (Presumption in favour of sustainable development)

Publication Version New Local Plan: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes)

Longwick-cum-Ilmer Parish Neighbourhood Plan (submission Version): L2 (Site Allocation of land at Boxer Road/ Barn Road Longwick village)

5.1. The principle of residential development and of accommodating 160 units on the site has already been established by the outline planning permission and appeal. As such the only matters that can be considered relate to the detail of the development in terms of its layout and building design.

5.2. Since the appeal decision, the Parish Council have submitted a Neighbourhood Plan for its parish area for formal consultation. The consultation ends on 9<sup>th</sup> October after which the plan shall be submitted for independent examination which is anticipated to take place later this year. As such the Neighbourhood

Plan has very limited if any weight for decision making at this point. The site is however, proposed to be allocated for housing within the Neighbourhood Plan.

### **Affordable Housing and Housing Mix**

ALP: H9 (Creating balanced communities)

CSDPD: CS13 (Affordable housing and housing mix), CS21 (Contribution of development to community infrastructure)

Publication Version New Local Plan: DM22 (Housing Mix), DM24 (Affordable Housing)

Planning Obligations Supplementary Planning Document (POSPD)

- 5.3. The outline planning permission established that 40% of the total number of bedspaces within the development had to be in the form of affordable housing. This application would accord with this requirement. The scheme would include 61 affordable units of an appropriate tenure mix.
- 5.4. It is considered that the overall housing mix would be acceptable as it would reflect housing mix need evidence and provide a balanced new community.

### **Transport matters and parking**

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling)

CSDPD: CS16 (Transport), CS21 (Contribution of development to community infrastructure)

DSA: DM2 (Transport requirements of development sites)

Publication Version New Local Plan: DM33 (Managing Carbon Emissions; Transport and energy generation)

- 5.5. The outline permission and the appeal decision established that the local highway network can accommodate the development and would not give rise to highway safety concerns. The principle of access to the site via Barn Road and the concept of a single access point has been established by the appeal decision. The outline permission is also subject to a planning condition requiring a Construction Method Statement to ensure that highway safety is maintained and inconvenience minimised whilst the site is built out.
- 5.6. The appropriateness of the internal road layout needs to be assessed as part of this application. The layout would ensure appropriate space for on-street parking and the manoeuvring of vehicles including refuse lorries.
- 5.7. The layout would also include the provision of a walking and cycling route through the site to link it with existing adjacent development which would accord with the requirements of the original outline planning permission. Off-road cycle and pedestrian routes would be created from both Williams Way and Barn Road which would provide routes through the site linking to Walnut Tree Lane. These routes would ensure that the new development connects and integrates with the surrounding neighbourhood and wider village, according with section 2 (connections and movement) of the Residential Design Guide.
- 5.8. The parking provision would accord with the Countywide Parking Standards. Although the layout would strictly speaking over-provide in relation to unallocated parking, a number of these spaces would be on the street so could be flexibly used. Appropriate cycle and bin storage provision would be incorporated into the development.
- 5.9. The Parish Council has highlighted a concern about street lighting and a wish to protect rural dark skies. It is considered that street lighting, particularly to the shared footway/cycleway is necessary for safety and crime prevention. As

such a planning condition is recommended to secure detail of street lighting design to ensure that any street lighting is suitable for both safety and protecting dark skies.

### **Raising the quality of place making and design**

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities),

CSDPD: CS17 (Environmental Assets), CS19 (Raising the quality of place shaping and design)

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)

Housing intensification SPD

Publication Version New Local Plan: CP9 (Sense of place), DM34 (Delivering green infrastructure and biodiversity in development), DM35 (Placemaking and design quality)

Residential Design Guide

- 5.10. The structure and layout of the development has been subject to extensive discussion and the location of public open space, housing parcels and street layout is considered to be acceptable and the best response that has taken account of site constraints.
- 5.11. The layout would follow a perimeter block structure which would be efficient, provide good connectivity and legibility. It would also provide a clear distinction between public and private areas by creating active fronts to new streets and private backs. As such a good living environment would be created for residents in that they would have protected private back gardens that are secure and attractive.
- 5.12. The applicant has responded to comments from the Crime Prevention Design Advisor by:-
  - Minimising black gable end walls.
  - Ensuring that where possible cars are parked within view of the dwelling they serve and/or are provided with natural surveillance.
  - Landscaping has been used to provide defensible space to properties.
  - Designing planting to ensure that it does not reduce natural surveillance.
- 5.13. Overall it is considered that the development has been designed for safer communities in accordance with local plan policy G26 and the Residential Design Guide.
- 5.14. The application proposes that a section of the watercourse which runs through the site adjacent to the right of way will be de-culverted. This is welcomed as it will serve to create an interesting distinctive natural feature within the development and enhance biodiversity. The existing public right of way would be well integrated into new public open space. New public open space within the development would be integrated, overlooked and create a distinctive and attractive sense of place.
- 5.15. The layout has regard to existing hedgerows and the landscaping scheme would serve to maintain and supplement these. New soft landscaping would be integrated into the layout to achieve a high quality residential environment and enhance biodiversity. Suitable hard landscaping materials are proposed that would create a distinction on the ground between public and private areas. The development would not be dominated by tarmac as there would be

extensive use of block paving with tarmac only utilised for the main street. Boundary treatments are appropriate with brick walls being used where boundaries face public areas. Planning condition(s) are necessary and recommended to ensure the implementation of the hard and soft landscaping scheme.

- 5.16. The development would be of an appropriate design and appearance reflecting the rural location. The elevational treatment, detailing and portions of openings to walling is balanced and acceptable. A range of brick and roof tiles are proposed that would assist in distinguishing between the three character areas within the site. A planning condition is considered necessary to secure appropriate high quality materials.

#### **Amenity of existing and future residents**

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens)

CSDPD: CS19 (Raising the quality of place shaping and design)

Publication Version New Local Plan: DM35 (Placemaking and design quality)

Residential Design Guide

- 5.17. All of the houses and flats would be provided with appropriate private and communal amenity space. Garden sizes would be sufficient relative to the size and type of house and intended use.
- 5.18. There would be suitable separation distances between new properties to ensure that undue overlooking does not occur. The new dwellings would also safeguard the privacy of existing neighbouring properties by virtue of their design, layout and separation distances.

#### **Environmental issues**

ALP: G15 (Noise), G16 (Light pollution)

CSDPD: CS18 (Waste, natural resources and pollution)

- 5.19. A planning condition of the outline planning permission required that the reserved matters application provided for noise mitigation from the railway line. The layout of the development has achieved this by:-
- Providing a buffer between the railway line and new properties.
  - Locating gardens so that they are protected from railway noise.
- 5.20. Measures such as acoustic double glazing will ensure acceptable internal noise protection. The Environmental Health Officer is satisfied with the development from a noise mitigation perspective.

#### **Flooding and drainage**

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

Publication Version New Local Plan: DM39 (Managing flood risk and sustainable drainage systems)

- 5.21. The principle of the site being developed in flood risk terms has been established by the outline planning permission. A planning condition on the outline planning permission requires the approval of a detailed drainage scheme for both surface and foul water. The layout has included the provision of SuDs features. This includes an attenuation basin which has been designed so as not to be over engineered and will be integrated into the development. The applicant has provided a revised surface water drainage scheme in order

to address comments made by consultees. It is anticipated that the detail is acceptable however at the time of writing, confirmation from the County Lead Local Flood Authority is pending.

### **Ecology**

CSDPD: CS17 (Environmental assets)

DSA: DM14 (Biodiversity in development)

5.22. A planning condition on the outline permission requires that the reserved matters application incorporates features suitable for use by breeding birds and roosting bats. The application has made provision bird and bat boxes and a planning condition is recommended to ensure that the development is carried out in accordance with these details.

5.23. The soft landscaping scheme will include appropriate features such as species rich grass, native hedging, tree & bulb planting to enhance the biodiversity of the site. A planning condition is recommended to ensure the implementation of proposed landscaping scheme.

### **Building sustainability**

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Publication Version New Local Plan: DM39 (Optional technical standards for Building Regulation approval)

5.24. Aspects of building sustainability were covered by the outline planning permission which requires appropriate renewable energy features within the development.

### **Public open space**

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM16 (Open space in new development), DM19 (Infrastructure and delivery)

Publication Version New Local Plan: CP7 (Delivering the infrastructure to support growth)

5.25. The development would accord with the outline planning permission in that it would provide appropriate provision for public open space to serve new residents.

### **Infrastructure and Developer Contributions**

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

Publication Version New Local Plan: CP7 (Delivering the infrastructure to support growth)

5.26. This reserved matters application would not give rise to any requirements for infrastructure as these have all been established and secured by the outline planning permission. The outline planning permission and associated legal agreement have already secured the following:-

- Affordable housing provision.
- A bus service and bus shelter financial contribution.
- Public open space provision including an equipped play area.
- Provision of and ongoing management & maintenance of sustainable urban drainage.
- Primary school education financial contribution.
- A Travel Plan.

5.27. This reserved matters application would accord with these requirements.

**Recommendation: Application Permitted**

1 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers:

081603-BEL-NL-01 Rev D 081603-BEL-NL-02 Rev D 081603-BEL-NL-03 Rev D 081603-BEL-NL-04 Rev D 081603-BEL-NL-05 Rev D 081603-BEL-NL-07 Rev D 081603-BEL-NL-08 Rev D	081603-H324-E1 Rev A 081603-H324-P1 Rev A 081603-H324-E2 Rev A 081603-H324-P2 081603-H324-H-E1 Rev A 081603-H324-H-E2 Rev A 081603-H324-H-P1 081603-H324-H-E3 Rev A 081603-H324-H-P2 Rev A
081603-SS01 REV B 081603-SS02 REV B 081603-SS03 REV B 081603-SS04 REV A 081603-SS05 REV B 081603-H222-E1 Rev A 081603-H222-P1 081603-H222-E2 Rev A 081603-H222-P2 Rev A 081603-H222-E3 081603-H222-P3 081603-H222-H-E1 Rev A 081603-H222-H-P1 081603-H222-H-E2 Rev A 081603-H222-H-P2 Rev A 081603-H222-H-E3 081603-H222-H-P3	081603-H422-E1 Rev A 081603-H422-P1 081603-H422-H-E1 Rev A 081603-H422-H-P1  081603-H424-1-E1 Rev C 081603-H424-1-P1 Rev C 081603-H424-1-H-E1Rev C 081603-H424-1-H-P1Rev C
081603-H322-E1 Rev A 081603-H322-P1 081603-H322-H-E2 Rev B 081603-H322-H-P1 Rev A 081603-H322-H-E3 081603-H322-H-P2	081603-H424-2-E1 Rev A 081603-H424-2-P1 Rev A 081603-H424-2-E3 Rev A 081603-H424-2-P3 Rev A 081603-H424-2-H-E1Rev A 081603-H424-2-H-P1 081603-H424-2-H-E2Rev B 081603-H424-2-H-P2Rev A
081603-H323-E1 Rev B 081603-H323-P1 Rev A 081603-H323-E2 Rev B 081603-H323-P2 Rev B 081603-H323-H-E1 Rev B 081603-H323-H-P1 Rev A	081603-H431-E1 Rev A 081603-H431-P1 081603-H431-H-E1 Rev A 081603-H431-H-P1

081603-H323-H-E2 Rev B 081603-H323-H-P2 Rev B	
081603-H593-E1 Rev A 081603-H593-P1 081603-H593-H-E1 Rev A 081603-H593-H-P1	081603-H432-E1 Rev A 081603-H432-P1 Rev A 081603-H432-H-E2 Rev A 081603-H432-H-E3 Rev A 081603-H432-H-P2 Rev A
081603-L-E1 Rev B 081603-L-P1 Rev A 081603-L-E2 Rev B 081603-L-P2 Rev A 081603-L-H-E2 Rev A 081603-L-H-P2	081603-GAR01 081603-GAR02 081603-GAR03 081603-GAR04 081603-GAR05
081603-20-E1 Rev A 081603-20-P1 Rev A 081603-20-H-E1 Rev B 081603-20-H-P1 Rev B 081603-20-H-E2 Rev A 081603-20-H-P2	081603-GAR06 081603-SP01 081603-CP02 081603-BS01 081603-BS02 081603-CS01 081603-SUB01 081603-PS01
081603-30+E1 Rev A 081603-30+E2 Rev A 081603-30+P1 Rev A 081603-30+E3 Rev A 081603-30+E4 Rev A 081603-30+P2	ASA-532-DR-001 Rev D ASA-532-DR-002 Rev D ASA-532-DR-003 Rev B ASA-532-DR-004 Rev B
081603-30+-H-E1 Rev A 081603-30+-H-E2 Rev A 081603-30+-H-P1 Rev A 081603-30+-H-E3 Rev A 081603-30+-H-E4 Rev A 081603-30+-H-P2 Rev A	081603-40-E1 Rev A 081603-40-P1 Rev A 081603-40-H-E1 Rev A 081603-40-H-P1 Rev A
081603-B1-E1 081603-B1-E2 081603-B1-P1 081603-B1-P2 081603-B2-E1 081603-B2-E2 081603-B2-E3 081603-B2-P1 081603-B2-P2 081603-B3-E1 Rev A 081603-B3-P1 Rev A	



unless the Local Planning Authority otherwise first agrees in writing.

Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

- 2 A schedule and/or samples of the facing materials for the development, informed by approved external materials drawing 081603-BEL-NL-07 Rev D, shall be submitted to and approved in writing by the Local Planning Authority before any external finishing takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To secure a satisfactory external appearance.

- 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 4 The development shall be carried out in accordance with the approved hard and soft landscaping scheme illustrated on approved drawings ASA-532-DR-001 REV D, ASA-532-DR-002 REV D, ASA-532-DR-003 REV B, ASA-532-DR-004 REV B, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity, biodiversity and to secure a satisfactory standard of landscaping.

- 5 The development shall be carried out in accordance with the approved boundary treatments illustrated on approved drawings 081603-BEL-NL-07 Rev D and ASA-532-DR-003 REV B, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not adversely affect the privacy and visual amenities enjoyed by adjacent occupiers and to ensure a satisfactory living environment within the development.

- 6 The development shall be carried out in accordance with the bird nesting and bat roosting features set out within the approved Bird Nesting and Bat Roosting Enhancements Report dated 21 August 2017 by GS Ecology. The features shall be installed prior to first occupation of each property and retained as such thereafter.

Reason: To ensure appropriate protection and enhancement of biodiversity and ecological potential.

- 7 The finished ground and floor levels after the completion of the development shall accord with the approved details illustrated on drawings 162801-003 Rev B and 162801-004 Rev B or shall accord with any alternative details that are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area and does not increase flood risk.

- 8 The garage car spaces hereby permitted shall be kept available for the parking of motor vehicles at all times. The garages shall be solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.  
Reason: To ensure that the development has adequate car parking facilities.
- 9 The scheme for parking, garaging and manoeuvring proposed for individual dwellings indicated on the approved plans shall be laid out prior to the initial occupation of the relevant dwelling and that area shall not thereafter be used for any other purpose.  
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 10 No street lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.  
Reason: In the interest of visual amenity.

#### INFORMATIVE(S)

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service,
  - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning & Sustainability Customer Charter.
- In this instance the application was acceptable as submitted and no further assistance was required. The application was determined without delay.

**17/06691/REM**

## **Consultations and Notification Responses**

### Ward Councillor Preliminary Comments

**Councillor Clive Harriss** – requests that the application be heard at Planning Committee.

### Parish/Town Council Comments/Internal and External Consultees

**Longwick Cum Imer Parish Council** – No comment on amended plans.

Comments on previous plans - To minimise disruption to the residents during the construction period, it is requested that an on-site compound is provided for the parking of construction vehicles including contractors and site visitors vehicles and that the neighbouring streets will not be used for parking. To alleviate the pressure on the volume of traffic in the village around the school dropping off and collecting times, it is requested that deliveries are not made between 8.00am and 9.00am and 3.00pm and 4.00pm. The Parish Council has concerns with the risk of flooding and the lack of detail concerning the surface water management at this site. The question of footway lighting has been raised at parish meetings in the past and the majority of residents voted not to have lighting in the village, therefore the Parish Council objects to the inclusion of lighting on this new development. The concept of a single vehicular access to serve the development is accepted as satisfactory by the Highway Authority, however the Parish Council has concerns that the width of the access being 5.3 metres is insufficient for the construction traffic and will cause disruption for the local residents in Barn Road during the construction period.

### **Crime Prevention Design Advisor**

Comments: No objection, detailed comments provided regarding blank gable walls and gated rear access. Planning condition requested that the applicant is asked to achieve Secure by Design accreditation.

### **County Highway Authority**

Comments: No objection subject to a condition requiring that the parking, garaging and manoeuvring is implemented as proposed.

### **County Rights of Way**

Comments: The amended plans have clarified the alignment of the footpath. The existing public of way through the site should be resurfaced as per condition 10 of the outline permission.

### **Control of Pollution Environmental Health**

Comments: No objection to this application.

### **Buckinghamshire County Council (Drainage)**

Comments: Objection outstanding, pending comment on the amended plans.

### Representations

5 comments have been received objecting to the proposal:

- The planning conditions relating to drainage and sewerage should be adhered to and not

lost sight of.

- Increased flood risk concern
- Unclear how well the buildings will be in keeping with the area
- Although doubt wisdom of granting outline permission the original arguments against the development are not invalidated which included unsustainable in transport terms, burden upon the local school, traffic congestion and highway safety
- Previous objections to this development are reiterated
- Need to mitigate against extra traffic
- Plot 5 will severely overlook garden and property and invade privacy. This new house will have a dominant impact on the right to quiet enjoyment of property. Object to plot 5 being any taller than 2 storey. Block out evening sunlight. This plot should be re-orientated.

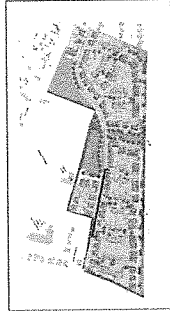
17/06691/REM

Scale 1/5000

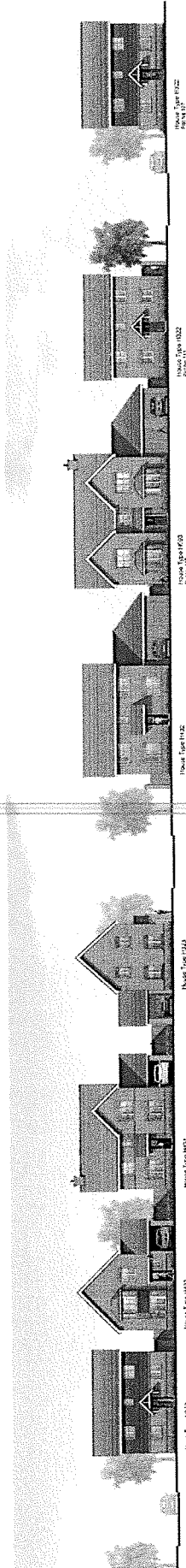




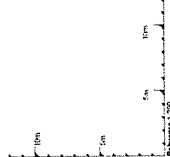




Street scene 02



NOTE:  
 Ground levels and finished floor levels are  
 indicative only and subject to engineers'  
 detailed design.



barn road, longwick



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Apartment Block 1  
Plot No. 58.91

House Type H422  
Plot No. 67

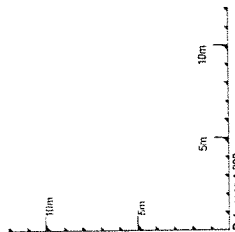
House Type H324  
Plot No. 83

House Type H324  
Plot No. 84

House Type H324  
Plot No. 85

House Type H323  
Plot No. 86

**NOTE:**  
 Ground levels and finished floor levels are  
 indicative only and subject to engineers'  
 detailed design.



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# Agenda Item 9.

Contact: Charles Power DDI No. 01494 421513

App No : 17/06702/FUL App Type: Full Application

Application for : Conversion and extension of Birch House to provide 85 (62 x 1 bed & 23 x 2 bed) residential units, demolition of other buildings and construction of three blocks with 145 (102 x 1 bed & 43 x 2 bed) residential units, B1 commercial space (1054 sq ft) in entrance block. Construction of basement and multi storey car parking with new amenity area, new public realm and improvements to Leigh Street.

At Land Including Leigh Court, Wheelers Yard, Commercial Sq, Birch, Malvern and Llanberis Houses, Leigh Street, High Wycombe, Buckinghamshire

Date Received : 19/07/17 Applicant : Mr M Richardson

18/10/17

Target date for Decision

## 1. Summary

- 1.1. Permission is sought for the redevelopment of 0.8ha for commercial land in the Leigh Street Furniture Heritage Conservation Area. The proposal is to redevelop it mainly for residential use in the form of 227 one and two bed apartments in four separate buildings surrounding a central public square.
- 1.2. The development would result in the demolition of a number of historic furniture factory buildings but would include the restoration and reuse of the largest and arguably most important furniture factory building left in High Wycombe, Birch House fronting onto Leigh Street.
- 1.3. The site is well located for sustainable forms of transport, close to major bus routes and within easy walking distance of the Desborough shopping area. The application includes 174 parking space in a combination of underground and surface parking.
- 1.4. The proposal is for a dense form of development and the bulk, scale and massing of the buildings is of a different scale to the Victorian terraces in the residential areas that surround the site. Similarly the existing development on the site is also of a different bulk and scale to its surroundings.
- 1.5. A balance has to be struck between the need to redevelop this part of High Wycombe, the fact that the business use on the site is in buildings that are unsuitable to the uses they are being put to and the potential for the continued gradual decline of the area if re-development does not take place in the near future.
- 1.6. Positive aspects of the development are:-
  - a) the retention and reuse of Birch House,
  - b) the potential for economic improvements through the relocation of many of the current occupiers to modern purpose built accommodation,
  - c) potential knock on effects from the residential use of the site and regeneration of the area in terms of increased economic activity.

- d) Improvements to the ecology through a green roof and green walls, the provision of public open space and a local area of play, new tree planting and improved security through an increased residential presence.
- 1.7. Against this has to be balanced
- a) the loss of most of the existing buildings,
  - b) the impact upon the local area in terms of the bulk and scale of the proposal
  - c) a lack of affordable housing due to the cost of redeveloping this site,
  - d) the limited housing mix of only one and two bed units
  - e) less than one parking space per unit
- 1.8. Taking all the above into consideration it is your officer's opinion that the overall benefits of this scheme considerably outweigh the concerns and subject to a legal agreement to secure financial contributions towards primary education, strategic open space provision and the provision of off-site business units, the application is recommended for approval.

## **2. The Application**

- 2.1. Permission is sought for the redevelopment of Commercial Square and the buildings that surround it within the Leigh Street Furniture Heritage Conservation Area and furniture heritage area. The development proposal is for conversion and extension of Birch House to provide 85 residential units. Demolition of other buildings (Blocks A, B and C and the Wheelers Yard building, plus the Embroidery works and the two residential dwellings), and construction of three blocks (the Entrance Block, Leigh Court 1 and Leigh Court 2) with 145 residential units, and B1 commercial space (115sqm) in the Entrance Block. Construction of basement and multi storey car parking (Wheelers Yard), with new amenity area, new public realm and improvements to Leigh Street.
- 2.2. The proposal brings together a number of landholdings under one application –it is acknowledged in the Development Brief that the numerous land holdings in this area has up to now prevented a comprehensive scheme for redevelopment from coming forward.
- 2.3. The application site is located to the west of High Wycombe town centre and rail station. The site currently comprises commercial and residential uses although a number of the occupiers are artisans such as artists, silversmiths, potters and woodworkers while other units are occupied by clubs such as the Boxing Club and model railway club.
- 2.4. The site is located on the southern side of Leigh Street, to the west of Desborough Avenue and to the north of Kitchener Road within High Wycombe. It is well defined along each of its boundaries by existing built form and is roughly triangular in shape. The current entrance to the site is off Leigh Street on the northern side of the site. The site was formerly a large furniture making factory.
- 2.5. The majority of the site currently comprises large brick buildings dating from the turn of the 20th century to the 1930s of mainly three to four stories in height. These are arranged around a central courtyard area comprising mainly of concrete and tar macadam hard standing. With the exception of Birch House, the buildings have been substantially altered since their original construction however original features remain which highlight the industrial past of the site and surrounding area.
- 2.6. Some of the building space within the site has become vacant in recent years, however, part of all buildings remains in use.

- 2.7. The site's topography is gently sloping from south-west to northeast (towards the River Wye that flows west to east approximately 300m to the north of the site). The south west corner of the site is at approximately 82m Above Ordnance Survey (AOD).
- 2.8. The application is accompanied by:
- a) Planning Statement
  - b) Design and Access Statement
  - c) Archaeological desk based assessment
  - d) Daylight and sunlight report
  - e) Heritage statement
  - f) Structural appraisal of Birch House
  - g) Transport Statement
  - h) Noise Assessment
  - i) Air quality assessment
  - j) Sustainability Statement
  - k) Energy Statement
  - l) Utilities and services statement
  - m) Geo-environmental desk study/risk assessment report
  - n) Statement of Community Involvement
  - o) Landscape Character Assessment
  - p) Flood Risk Assessment and drainage strategy
  - q) Ecology Wildlife Checklist
  - r) Site waste management plan
- 2.9. The application has been amended during its consideration to provide clarity on a number of aspects of the overall design. These amendments including the drainage system, improved security following comments by the police, hard and soft landscaping and changes to ground floors and entrance areas to buildings. Further information has also been provided regarding highways and parking matters. Where necessary these changes have resulted in additional consultations.
- 2.10. The development has been screened under the Environmental Impact Assessment Regulations and the local planning authority has concluded that an environmental impact assessment will not be required in this case.
- 2.11. Statement of Community Involvement. The applicant has carried out a community consultation exercise which has included an exhibition and meetings with a community interest group and stakeholders. The Council has also widely consulted on the planning application and the responses are summarised in Appendix A of this report and are available in full on our web site.

### **3. Working with the applicant/agent**

- 3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
- offering a pre-application advice service,
  - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning & Sustainability Customer Charter

In this instance the applicant/agent was

- updated of issues throughout the application process,
- was provided with pre-application advice,
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

#### **4. Relevant Planning History**

- 4.1. The site forms part of the Leigh Street Quarter for which the Leigh Street Quarter Development Brief was produced and adopted in 2008 as a supplementary planning document.
- 4.2. There is no other relevant planning history on the site.
- 4.3. The site opposite, the former Needham Bowl, has extant planning permission for demolition of existing former factory building, construction of 77 residential units comprising 1 and 2 bedroom flats and 7 Use Class B1 units, landscaping, underground parking, modification of the access to Desborough Road and creation of new footpath from Desborough Road to Leigh Street.

#### **5. Issues and Policy considerations**

##### **Principle and Location of Development**

ALP E3 (Employment Areas)

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS3 (High Wycombe Principles), CS4 (High Wycombe Key Areas of Change – Desborough Area), CS12 (Housing provision)

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development) HW1 (Desborough Delivery and Design Framework) HW2(Delivering Regeneration, New Open Space and River Corridor Improvements in Desborough)

Leigh Street Quarter Development Brief (2008)

Draft New Local Plan: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes), DM32 (Accessible locations, sustainable transport and parking)

- 5.1. The site is part of the area covered by the Leigh Street Quarter Development Brief. This document sets out the principles for the redevelopment of the Leigh Street Quarter. The Brief advocates a development of a mix of uses including business, live / work units, residential and community uses. It seeks to secure significant environmental improvements to protect and enhance the Conservation Area, facilitate the retention buildings of heritage value and provide high quality pedestrian links to the surrounding area. It seeks the following from development in the area:
  - a) Retain at least 1 hectare of business use across the whole site allowing other complementary uses as appropriate.
  - b) Retain flexibility in land use to accommodate changes in market conditions and likely phased approach to redevelopment.
  - c) Protect existing residential amenity
  - d) Allow for growth in uses that complement and feed off the increase in activity and value resulting from development in the town centre and wider Desborough area.

- e) Retain existing community uses and ensure that studios remain affordable to help foster a creative industries culture.
  - f) Provide community facilities for small meeting places.
- 5.2. The Brief sets out the changing nature of policy covering the Leigh Street Quarter. Most of the Quarter is designated as an employment area under adopted Local Plan policy E3, however this has been overtaken by the Desborough Area policies in the adopted delivery and site allocations document. These policies (HW1 and HW2) seek to encourage social and economic regeneration of Desborough, of which the Leigh Street Quarter forms the south eastern corner. This is to be achieved through the retention, and where appropriate, redevelopment of employment and mixed use sites for a mix of employment and residential uses, community facilities and open space. HW2 deals with development adjacent to the River Wye and therefore does not impact upon this proposal.
- 5.3. Based on the above a mixed use development of this section of the Leigh Street Quarter (0.8ha out of a total of 2.8ha) for residential and commercial uses would be acceptable in principle. However, it has to be acknowledged that this part of the site has been home to a large proportion of the community uses and creative industries within the Quarter and therefore any development here will have to re-provide for those uses either on or off site.

### **Affordable Housing and Housing Mix**

ALP: H9 (Creating balanced communities)

CSDPD: CS13 (Affordable housing and housing mix), CS21 (Contribution of development to community infrastructure)

Draft New Local Plan: DM22 (Housing Mix), DM24 (Affordable Housing), DM39 (Optional technical standards for Building Regulations approval)

Planning Obligations Supplementary Planning Document (POSPD)

- 5.4. Policy requires the development to provide 40% affordable housing. However, the Brief for developing this area seeks to secure significant environmental improvements to protect and enhance the Conservation Area, facilitate the retention buildings of heritage value and provide high quality pedestrian links to the surrounding area.
- 5.5. The retention of Birch House and its conversion, together with the need to provide parking at a level commensurate with the vehicle ownership in the local area and the need to facilitate off-site business accommodation adds additional costs to the development of the site. A viability report has been submitted with the application which demonstrates that the proposal cannot comply with the requirements of the development brief as well as providing affordable housing.
- 5.6. The viability report has been checked by an independent assessor and found to be sound. As such no affordable housing contribution is required.

### **Employment issues**

ALP: E2 (Existing business parks), E3 (Employment areas)

CSDPD: CS11 (Land for business)

DSA: DM5 (Scattered business sites)

Draft New Local Plan: CP5 (Delivering Land for Business), DM29 (Business parks and industrial areas)

- 5.7. The site currently has just over 9,000 sq m of B2 employment floor space, the table below indicates the breakdown of the current floor space.



Premises	GFA (sq.m)	Vacant	Community use	Creative community	Commercial
Block A	2351	119	816	305	1111
Block B	1355	221		798	336
Block C	1800	562		624	614
Birch House	2638	2638			
Wheelers Yard	691		330		361
Substation	29				29
Embroidery works	418				418
Total	9282	3540	1146	1727	2869

- 5.8. The proposed development will result in a loss of commercial space within the site, contrary to the Leigh Street Quarter Development Brief. In order to overcome this issue the developer has agreed to part fund the provision of off-site low cost business space through a section 106 developer contribution. This space is (subject to planning permission) being developed by the Council and will be made available initially to current occupiers of the existing business accommodation that will be lost due to the development. The funding would be confined to two sites within the town that are due to provide small and medium sized accommodation for business use and this would be controlled through a Section 106 agreement.
- 5.9. The site itself will provide for a limited amount (115sq m) of B1 commercial space to the front of the Entrance Building.
- 5.10. Based on the above it is considered that the proposal complies with the requirements of the development brief as far as the provision of employment is concerned.

### **Retail issues**

CSDPD: CS10 (Town centre hierarchy)

DSA: DM7 (Town centre boundaries), DM8 (The Primary shopping areas), DM9 (District centres), DM10 (Threshold for the assessment of schemes for town centre impact)

Draft New Local Plan: CP6 (Securing Vibrant and High Quality Town Centres)

- 5.11. The site is very well located in terms of its proximity to the Desborough Road area and Eden Centre beyond. The additional residential units in this area will bring retail spend to this part of the town and help to sustain the retail offer in the Desborough Area.
- 5.12. The site is outside the primary and secondary shopping areas and it is not proposed to provide any retail offer as part of this development.

### **Transport matters and parking**

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), T7 (Public transport), T8 (Buses), T12 (Taxis), T13 (Traffic management and

calming), T15 (park and ride), T16 (Green travel)

CSDPD: CS16 (Transport), CS21 (Contribution of development to community infrastructure)

DSA: DM2 (Transport requirements of development sites)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth), DM32 (Accessible locations, sustainable transport and parking)

5.13. The site is well connected being on the edge of the town centre and close to the main bus routes into town on Desborough Avenue and Desborough Road. An existing public footpath links Leigh Street to Desborough Avenue, although it is acknowledged that this path is poor and should be improved when possible – this is not possible as part of this application as it is outside the control of the applicants.

5.14. The transport statement provided by the applicant shows that the development will provide 174 parking spaces on-site in three separate parking areas – two under Commercial Square and a two storey surface carpark on the Wheelers Yard area. This is an increase of 116 spaces on the current provision.

5.15. Census information has also been provide which indicates that over all housing types over the five Census output areas closest to the site in the High Wycombe area (Lower Super Output Area) 41.5% of households own no car 38.1% one car 16.4% two and the remaining 4% have more than 2 cars. This indicates that there is a reduction on the norm for the district in terms of car ownership and the figures are provided below. The 'Output Area' is the smallest area immediately adjacent to and containing the site.

**Table: Car ownership**

Cars	High Wycombe area (Wycombe ualad09):	%	Output Area 2011: E00172600	%	Lower Super Output Area 2011: E01017837 : Wycombe 015B	%
Total Households	67,861		136		779	
No cars or vans in household	9,288	14%	76	56%	316	41%
1 car or van in household	25,887	38%	46	34%	296	38%
2 cars or vans in household	24,248	36%	13	10%	134	17%
3 cars or vans in household	5,973	9%	1	1%	25	3%
4 or more cars or vans in household	2,465	4%	0	0%	8	1%

sum of All cars or vans in the area

103,330 100%

75

681

5.16. In broad brush terms the figures suggest that on average over the district households have approximately 1.5 vehicles while in the main Wycombe urban area closest to the town centre this reduces to about 0.85 vehicles per household. This information has been further refined by looking at the information for the local area on the number of vehicles owned per household for the type of development proposed. This has been used to produce the table below.

**Table: Parking Demand based on Census Car Ownership Data for Flats and Maisonettes (Oakridge and Castlefield Ward)**

Habitable Rooms	Number of Cars Available per Household								
	Total Household	0 cars	%	1 car	%	2 cars	%	3 cars	%
1 – 3	603	241	40%	294	49%	58	10%	10	2%
<b>Leigh Street Proposed Development</b>									
1 – 3	230	92	40%	112	49%	22	10%	4	2%
<b>Total Veh.</b>	<b>168</b>	<b>0</b>	<b>-</b>	<b>112</b>	<b>-</b>	<b>44</b>	<b>-</b>	<b>11</b>	<b>-</b>

- 5.17. If we apply this to the proposal before us then we would expect the development to generate the need for 168 spaces while 174 are being provided on site.
- 5.18. Notwithstanding the above, the developers have also undertaken a Lambeth style survey of available parking in the area surrounding the site. The parking surveys have shown that there is sufficient capacity on-street within 200m and 400m of the site to accommodate any additional overspill parking generated by the development or for people visiting the occupiers and arriving by car. Based on the information provided the likelihood of overspill parking occurring is however unlikely given the accessible location of the site. It is therefore concluded that the proposals are acceptable and would not have an unacceptable impact on the supply of on-street parking in the local area.
- 5.19. The highways officer has also raised concerns over the access to the parking areas. These will be controlled by condition for the larger parking areas. Due to constraints of the existing building, the vehicle access to the car parking spaces at the Entrance Building will permit one-way working only. However, this ramp is just 13m in length and only serves four parking spaces. It is therefore highly unlikely that any conflict between vehicles would occur, and on the rare occasion when two vehicles meet, they would simply give way to one another.
- 5.20. Again, due to the constraints of the building, the vehicle access to the car park under Birch House can provide a 4.5m in width (kerb to kerb) at its narrowest point. Whilst this would allow two cars to pass, due to the turning movement required vehicles would have to give way. However, the access is only 10m in length and therefore the likelihood of two cars meeting at exactly this point is unlikely.
- 5.21. Given the above the parking proposed is considered to be acceptable subject to conditions to control the access and egress and to ensure it is retained for the lifetime of the development.
- 5.22. There were concerns raised by the police over security for undercroft parking to the rear of the Entrance Building (5 spaces), also concerns over access to the central square by vehicles. These concerns have been overcome through:
- a) removing the parking and using that area as a refuse collection point for waste vehicles outside the central square
  - b) by fitting the whole development with a sprinkler system so that there is no need for emergency service vehicles to enter the central square.
  - c) By gating the potential vehicle access points to the square
- 5.23. There have been concerns raised by local residents that the development will prevent them from parking on Leigh Street and the perceived under provision of parking within

the site will exacerbate an existing lack of on and off street parking in the local area. The parking survey shows that there is parking – although it is limited – and may not be as convenient as parking in Leigh Street itself. However, it has to be taken into account that Leigh Street is a private road and there is no right for anybody other than the owners to park there and the developers have provided adequate on-site parking given the proposed housing mix and the sustainable nature of the area in terms of public transport, cycling and walking.

### **Raising the quality of place making and design**

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), Appendix 1

CSDPD: CS19 (Raising the quality of place shaping and design)

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)  
Housing intensification SPD

Draft New Local Plan: CP8 (Sense of place), DM33 (Delivering green infrastructure in development), DM34 (Placemaking and design quality)

- 5.24. The design and access statement (D&A) and the addendum to it gives a clear indication of the vision for the site and the design ethos behind the proposal. The 2d plans to some extent fail to capture this and don't show the detailing to the same degree, which is a concern on such a large development in a Conservation Area. In order to overcome this the addendum to the D&A provides details of windows, balconies, buttressing, etc. these details can be controlled by condition on any approved scheme.
- 5.25. The bulk, scale and massing of the development has to some extent been designed to reflect the existing scale of the one retained building of Birch House and the hillside location. The Landscape and Visual assessment of the proposal acknowledges that the proposed buildings, while of a similar scale to those they replace are larger than those in the surrounding area and therefore have the potential to be dominant and slightly overbearing. Where this is the case the design has been amended to reduce this impact as much as possible through setting the upper floors back from the Green Street elevation on the Entrance Building, reducing the window sizes to the bedrooms on that elevation and providing deeper reveals to reduce the potential for overlooking.
- 5.26. Leigh Court 1 and 2 have been set into the side of the hill and duplex apartments used where necessary to facilitate this, their roofs have been designed to utilise all available space and retain an industrial appearance while keeping the height to a minimum. The tallest building has been located in a position where it has the least impact upon the surrounding area and does not detract from Birch House which is still the focal point of the development.
- 5.27. The design is considered to be of a high standard that picks up on the industrial past of the area and seeks to reflect it in the style and detailing of the buildings. The open space has been modified to provide an area that has the potential to be a vibrant and well used addition to the currently very limited open space in the local area which should also improve the local ecology through additional green infrastructure.
- 5.28. Concerns were initially raised by the police about the open nature of the site, its permeability, the lack of a demarcation of public, private and semi-public space and the lack of information on security in general. Further information has been provided and changes made to overcome these concerns. These changes include:

- a) Removing the need for vehicles to enter the Leigh Court amenity area and the provision of gates at the eastern and western ends of the court while still allowing for free access off Leigh Street.
- b) On-site 24 hour security presence to alleviate the concerns of having multiple units accessed of the Birch House atrium.
- c) Car park security.
- d) Clear delineation between the public and private areas with 'defensible' areas and suitable boundary treatments.

5.29. Based on the above the overall design is considered to be acceptable and in line with both policy and the requirements of the development brief for the area.

### **Amenity of existing and future residents**

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) Appendix 1

CSDPD: CS19 (Raising the quality of place shaping and design)

Housing intensification SPD

Draft New Local Plan: DM34 (Placemaking and design quality), DM38 (Internal space standards)

Impact upon existing residents

5.30. The proposed development has existing residential areas to the south on Kitchener Road and to the North West on Upper Green Street.

5.31. Houses to the south back onto the site and have gardens that are between 22 and 30 metres in length. These gardens are currently overlooked by the rear of Blocks B and C, the flank of Block A and, to a lesser extent by the rear elevation of Wheelers Yard. The ground slopes down from the rear for the dwellings towards the site

Considering the impact of Leigh Court Block 1

5.32. The proposed development will be taller than block C which it replaces, but set at a ground level approximately 6 metres below that of the rear of dwellings on Kitchener Road such that the apex of the roofs of the dwellings are slightly below that of the proposed development, despite Block 1 having 6 floors of accommodation. It is considered that given the relative separation between the buildings, the impact of the proposal in terms of bulk and scale of development upon these neighbours is an acceptable one.

5.33. The main elevations of the dwellings to the rear of Block 1 are 34 metres away, ground floor projections are 28 metres away. If balconies are taken into account then the distance is 26 metres which is still above the 25 metre minimum required.

5.34. While the general relationship between the buildings is considered to be acceptable the balconies have been designed so that they have a rear facing perforated screen up to 1.5 metres in height to reduce the impact of overlooking from the development.

Considering the impact of Leigh Court Block 2

5.35. Block 2 is five floors and therefore slightly lower than block 1, it is 'L' shaped and has a narrower span. Due to the irregular site boundary it has a southern projection with a blank flank wall facing dwellings on Kitchener Road. Distance between this projecting gable and the rear of dwellings on Kitchener road is 23 metres which is considered to be an acceptable relationship.

- 5.36. The southern projection has windows that look across the very rear of the gardens on Kitchener Road, which is also the area closest to the rear elevation of Blocks 1 and 2 and furthest away from the backs of the affected dwellings. Subject to conditions to secure balcony details this is considered to be acceptable, as the most used areas of the existing gardens are liable to be those furthest from the development and most easily screened from it.

#### Considering the impact of the Entrance Building

- 5.37. The entrance building is proposed on the site of the existing Malvern and Llambris dwellings. It would be set back a similar distance from the road as the existing buildings and would maintain the public access that currently runs down the side of number 6 Green Street to commercial premises at the rear. The building is designed to step up the hillside so that the front section has commercial premises at ground floor level with three full floors of residential above and two further residential elements above that front onto 'Leigh Court' – the central public open space.
- 5.38. The proposal would have three floors of residential windows that face across the rear gardens of Green Street. These views are currently restricted by an area of overgrown hedging (approximately 3 metres in height) that runs between the boundary of no 6 and the access road. The landscaping scheme shows this to be replaced with a 2 metre high close boarded fence and an evergreen screen up to 3 metres. In addition to this the windows facing North West have been designed to be recessed with projecting reveal panels that restrict views down and to the north so they screen diagonal views towards the rear of the houses and across the closer gardens. Similarly the only balcony has been set in and is located so it has views across the very rear of the gardens. As such the relationship between the properties on Green Street and the units in the Entrance Block in terms of overlooking is considered to be acceptable.
- 5.39. In order to reduce the impact the bulk of the entrance block has been reduced on its north western flank and the upper two floors have been set back. It is considered that this reduces the impact of the building to an acceptable level when viewed from properties fronting onto Green Street.

#### Impact upon future residents

- 5.40. The application is accompanied by noise, daylight and sunlight reports. These have been taken into consideration when looking at the impact upon future residents.

#### Outdoor amenity

- 5.41. The proposal provides a combination of private gardens, patios, balconies for most of the units. The exception to this is the units in Birch House, the upper floors of Birch House extension and the upper floor of Leigh Court 1. These units will have to rely upon the communal space being provided in Leigh Court. This communal area has been designed with this in mind and has a combination of informal raised grassed areas and more formal seating areas on the norther side of the area where they will receive most sunlight and some protection from the prevailing westerly wind. It is considered that this combination of private and public space is an acceptable compromise for development in an edge of town location such as this.
- 5.42. The public space is also open to all and is proposed to have a local area of play so could also be used by existing residents in the area should they wish. Strategic open

space is being dealt with through an off-site contribution to help fund improvements within the local area.

#### Overlooking between residential property

- 5.43. Design features have been used to minimise overlooking between units within the site. Balconies proposed to each have single side screens to allow an element of privacy while still allowing for maximum sunlight. Balconies on the south eastern elevation of Leigh Court 1 will mean that all the windows above the ground floor on the north western elevation of Leigh Court 2 would have to be fixed shut and obscurely glazed to prevent overlooking from the balconies. These windows are all secondary windows in the living area and therefore this would not have a materially significant impact upon the occupiers. This could be dealt with by condition should the application be approved.
- 5.44. The section of Birch House extension to the south east of its entrance is set at an angle to Leigh Court Block 2. At its eastern end the distance between the two is under 10 metres. Therefore Oriel windows with integral horizontal louvre on the larger of the two lights are proposed so the occupiers of the units in the Birch House extension have the option to avoid overlooking while maintaining light levels into these single aspect units. Based on this the relationship between the two is considered to be acceptable.
- 5.45. Birch House and Birch House extension have windows that face onto the 'public' areas within the atrium. Birch House windows are all existing and are all proposed to be obscurely glazed where they face onto the atrium, this can be controlled by condition, the windows on the extension have all be designed so that they are high level and as such the relationship would be acceptable.

#### Environmental issues

ALP: G15 (Noise), G16 (Light pollution)

CSDPD: CS18 (Waste, natural resources and pollution)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 5.46. A noise report has been provided that has satisfied the council's environmental health team that the development can deal with noise from external sources subject to conditions.
- 5.47. There are concerns over how the atrium has been designed and whether the impact of noise from within the confined space will have a negative impact upon the residential amenity of the occupiers of the units in Birch House due to the large single pane windows onto the atrium. It is considered that this can be dealt with by a condition requiring details of how this is to be dealt with to be submitted and approved.

#### Flooding and drainage

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

Draft New Local Plan: DM37 (Managing flood risk and sustainable drainage systems)

- 5.48. The proposed development site is within water Source Protection Zones 1, 2 & 3 and is located on a principal aquifer. The previous uses of the proposed development site includes activities which present a risk of contamination that could be mobilised during construction to pollute the 'controlled waters' that feed the aquifer.

- 5.49. The Environment Agency are satisfied that subject to conditions on any approval the Geo-environmental desk study/preliminary risk assessment dated 04 April 2017 submitted in support of the application demonstrates that it will be possible to suitably manage the risk posed to 'controlled waters' by this development.
- 5.50. The proposal has been amended so that elements of the landscaping scheme are incorporated into the SuDS system for the development
- 5.51. The lead local flood authority have, based on the information provided, have accepted that the site can deal with surface water subject to conditions to cover infiltration rate testing to BRE 365 standard and Ground Investigations, including groundwater monitoring during the winter months. The results of the contamination testing will inform the need for infiltration testing and groundwater monitoring. Should the results of the contamination report prove favourable to infiltration, the applicant will have to revise the Drainage Strategy accordingly, in compliance with the discharge hierarchy.

### **Landscape and visual Impact**

CSDPD: CS17 (Environmental Assets)

Draft New Local Plan: CP8 (Sense of place), DM31 (The Chilterns Area of Outstanding Natural Beauty), DM44 (Landscape character outside of the Chilterns AONB)

- 5.52. A landscape and visual impact report has been provided. This shows that the site and Birch House will remain a prominent feature in the local landscape; that the entrance building will relate to Birch House but not dominate it; and the overall landscape composition will ostensibly remain unaltered. Birch House was already largely obscured from the south and had the backdrop of tall buildings behind it from the north, this general relationship remains the same.
- 5.53. The assessment does highlight that the development due to its bulk and scale will have a moderately overbearing impact upon neighbouring properties and this has been picked up earlier in this report.
- 5.54. Given the bulk and scale of the existing and retained buildings the proposal is not considered to be out of character with its locality nor does it impact in such a way as to detract from the site or its surroundings. Birch House will remain prominent in both local and long distance views from the North and the site as a whole will form part of a series of larger buildings that punctuate the valley between the Eden centre to the East and the Verco factories to the west.

### **Archaeology**

CSDPD: CS17 (Environmental Assets)

Draft New Local Plan: CP8 (Sense of place)

- 5.55. The County Archaeology officer is content that the proposal will retain an important local building and has sought conditions to ensure that the buildings to be removed will be recorded for the county records office prior to their removal and that an archaeological investigation of the site will be undertaken as part of the development package.

### **Ecology**

CSDPD: CS17 (Environmental assets)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)



- 5.56. There is very little of wildlife value currently on the site and so simple mitigation measures can deal with the existing situation, this can be emphasised through the use of the standard ecological informative.
- 5.57. Ecological enhancement are proposed through the landscaping scheme which includes a green wall and a green roof as well as tree, hedge and shrub planting. It is important that these features are implemented to maximise their ecological as well as landscape value. This can be controlled through condition.

### **Historic environment (or Conservation Area or Listed Building Issues)**

ALP: HE1 (Demolition of listed building), HE2 (Alterations and extension to listed building), HE3 (Development affecting the setting of a listed building), HE5 (Local list buildings), HE6 (Conservation areas), HE10 (Burgage plots), HE11 (Development adjoining Conservation Areas), HE18 (Ancient monuments), HE19 (Archaeology), HE20 (Parks and gardens of special historic interest)

CSDPD: CS17 (Environmental assets)

Draft New Local Plan: CP8 (Sense of place), DM20 (Matters to be determined in accordance with the NPPF)

- 5.58. The site forms part of the Leigh Street Furniture Heritage Conservation Area. This contains a number of locally listed buildings including the 1901 building, Birch House and its extension; in general terms it is acknowledged that the proposal will result in the demolition of at least one building of local significance, the original William Birch 1901 factory building. This building (referred to as Block B) has been subsumed into the southern row of buildings and has had external and internal alterations to the point where its loss as part of a package to retain, refurbish and reuse the later Birch House and Birch House extension is considered acceptable. A condition of the removal of Buildings A, B and C, is that they are all recorded for the historic records office prior to their demolition.
- 5.59. The Heritage Statement submitted as part of the application highlights the more architectural nature of Birch House. Designed by the High Wycombe Architect, Thomas Thurlow, it has red brick headers and dressing and diamond lozenge pattern set into the stock bricks and blue engineering bricks used for the plinth and detailing on the wagon entrance. This strong 'Industrial' theme has been used throughout the design process to ensure that the development, while residential, respects the industrial past of this part of the town.
- 5.60. The Council's conservation officer has been keen to ensure that Birch House retains its horizontal and vertical rhythm. The character of Birch House is in part derived from the simplicity, repetition and regularity of the existing openings. Interventions have been kept to a minimum and the design ethic of those in Birch House has been altered to reflect its historical architecture while the link and the extension give a modern interpretation of industrial ethic.
- 5.61. The conservation officer has highlighted the need for the development to tie back to the details of industrial architecture that give this part of the Conservation Area its character. The application, in its design and access statement addendum, gives examples of how this can occur through the street furniture, gates and balcony details. Similarly the bulk and scale of the new buildings together with their roof types and window to wall ratios all reflect an architectural style that is more industrial than residential in nature.

5.62. Subject to conditions to ensure that the detailing of the development is controlled through the construction phase, it is considered to comply with the design guidance for new development contained within the Conservation Area Character Survey.

### **Building sustainability**

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Draft New Local Plan: DM39 (Optional technical standards for Building Regulation approval)

5.63. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have previously been necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this will be superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is only considered necessary to condition water efficiency.

5.64. The submitted sustainability statement highlights the key sustainability features of the proposal including:-

- a) The new build elements of the development are predicting a 3.69% CO<sub>2</sub> reduction over part L 2013 established baseline.
- b) The renovated Birch House is predicting a 9.64% CO<sub>2</sub> reduction over the current pre-renovated condition through extensive upgrades to the fabric and the use of photovoltaic panels
- c) The commercial space will be assessed under BREEAM (2014) to achieve a rating of 'Very Good'
- d) Water efficiency measures and devices will be installed in the dwellings to achieve a maximum daily water usage of 105 ltrs/person/day.
- e) Recycling facilities, encouraging sustainable modes of transport and ecological enhancements
- f) The site will be registered with the Considerate Constructors Scheme and measures to reduce construction site impacts will be implemented.

### **Public open space**

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM16 (Open space in new development), DM19 (Infrastructure and delivery)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth)

5.65. To accord with policy DM16, the development will be required to make provision for public open space to serve new residents. In this case the local open space is being provide on-site in the form of a publicly accessible central amenity area with formal and informal seating areas and a local area of play for young children.

5.66. Given the restricted space on the site there is no on-site opportunities for strategic open space and the developers have therefore agreed an off-site contribution to be secured through a section 106 legal agreement.

### **Infrastructure and Developer Contributions**

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth)

- 5.67. The development is a type of development where CIL would be chargeable. The amount of CIL that this development would be liable to pay is approximately £1,500,000.00.
- 5.68. As referred to above given the size of the proposed development and the need for off-site business uses to be secured it is considered that there would be other types of infrastructure, other than the provision of affordable housing, that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.
- 5.69. The Planning Obligations SPD sets out the Local planning Authority's approach to when planning obligations are to be used in new developments.
- 5.70. Having regard to the statutory tests in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that the following planning obligation(s) are required to be secured within a section 106 agreement:
- (a) Strategic open space
  - (b) Contribution to the provision of off-site employment space within the local area
  - (c) Contribution towards primary school places in the local area
- 5.71. The applicant has confirmed that he is willing to enter into a legal agreement.

#### **Weighing and balancing of issues – overall assessment**

- a) This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.72. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a) Provision of the development plan insofar as they are material
  - b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
  - c) Any other material considerations
- 5.73. As set out above a development of this scale has both positive and negative impacts. It is acknowledged that it is of a bulk and scale that is out of character with its surroundings and will therefore have a greater impact upon its neighbours than the existing site currently does. This impact has however been reduced wherever possible through a high quality design that seeks to reflect the industrial heritage of this part of High Wycombe. There are still concerns though and this weighs against the proposal.
- 5.74. The housing mix of the proposal is limited, due mainly to the limited site area and the requirement to retain Birch House. This restricts the diversity of population that would seek to live here which weighs against the proposal.
- 5.75. The design has resulted in the proposed removal of a locally listed building and the loss of a number of non-designated heritage assets, but it also facilitates the retention, refurbishment and re-use of Birch House probably the most iconic of the remaining furniture factory buildings remaining in the town, given the current state of disrepair the

building needs to be saved in the near future or it will potentially be beyond repair. This on balance weighs heavily in favour of the proposal.

- 5.76. The district cannot currently demonstrate a five year supply of housing and this development would make a significant contribution to the housing supply for the area, while still enabling the current occupiers to move into more modern business units within the town. This weighs in favour of the development.
- 5.77. The parking is below the average that is recommended in general by the adopted parking standards but is higher than the census would suggest is required for this form of accommodation in this area. The impact of the parking is therefore considered to neither weigh for or against the proposal.
- 5.78. The proposed local open space and contribution to strategic open space weigh in favour of the proposal in an area where there is little open space available to the public. As does the improvements to the local ecology and surface water drainage system.
- 5.79. There will also be economic benefits to the local area through the construction phase of development and through CIL.
- 5.80. On balance, it is your officer's opinion that the proposal is policy compliant and the benefits of the proposal outweigh any negative aspects and the proposal is therefore recommended for permission subject to condition and a section 106 agreement.

**Recommendation: DEFOBL**

**17/06702/FUL**

## **Consultations and Notification Responses**

### Ward Councillor Preliminary Comments

**Councillor Mohammed Asif** – if minded to approve please bring to planning committee

### Parish/Town Council Comments/Internal and External Consultees

## **High Wycombe Town Unparished**

### **Conservation Officer Spatial Planning**

**Initial comments** - Leigh Court, a substantial factory building in the Leigh Street Conservation Area, is an increasingly rare physical reminder of the Wycombe Furniture industry and has been prominent in views of the town for the last century: as such fully deserves its status as a locally listed building. The building is now in a state of neglect and the proposals seek to conserve and convert it into residential use. The constrained nature of the site results in some compromises and the scale of the new buildings to the rear exceed Leigh Court. It also involves the demolition of the managers' houses on Leigh Street and the print works which were ancillary buildings within the furniture manufacturing complex. While this is a high price to pay, on balance the proposals are acceptable in conservation terms as they safeguard the future of the main block and enhance the public realm. The elevations do not provide sufficient detail of the new door openings proposed onto Leigh Street or those into the internal atrium and larger scale joinery details should be provided along with details of the roof dormers, junction with the steel/glazed atrium and external materials.

Additional Comments: I refer to the Design & Access Statement Addendum, dated Sept 17, together with the amended plans and comment as follows: General - The redevelopment of this site provides the opportunity for Birch House to act as the catalyst for heritage-led regeneration and enhance place-making opportunities to transform perceptions of this area of High Wycombe. The extent of demolition of existing buildings together with the proposed variety of styles, materials and details of the different blocks and spaces between buildings risks diluting the industrial character of the area. The public realm should create a robust, coherent and unifying structure for the built form, and the theme continued through into street furniture and associated ironwork, including balconies, screens, gates and railings to evoke the town's furniture manufacturing past. Surviving examples of the ironwork from the manufacturing times of the furniture factory around the site - fire escapes, walkways etc - should influence new street furniture for this former factory site. The DAS illustrates a number of different potential themes but the details now need to be clarified to ensure a clear and comprehensive identity for the development. Proposed Interventions - the character of Birch House is in part derived from the simplicity, repetition and regularity of the existing openings. While Sec 2.12 DAS Addendum describes an accepted conservation approach to show new work, in this case, the contrasting style of new openings, large glazing panels and heavy frames effect detracts from the overall cohesion of the building and the elevations become somewhat muddled and disordered. As the building has largely retained the integrity of its design, it would be appropriate to reinstate lost elements and to replicate the existing details in new openings so that they are less distracting visually, eg: Front elevation and Pg 14 - New glazed entrance door to shared lobby - The heavy frames to the large glazing panels look chunky against the lighter original small paned windows. The discordant appearance emphasises the new openings (to accommodate entrance doors to lobbies and the different proportions of other new openings which fail to pick up on otherwise

consistent detailing (type 1 - typical window details)), and jars with the existing elevation. Continuing the existing fenestration pattern of square panes to ground level around the door, and a grid effect across the door, would reduce the disruption to the uniformity of the elevation. Alternatively, industrial wooden or metal doors may be appropriate to continue the industrial theme. Elevation 4 - as above, the new windows are incongruous in the otherwise coherent elevation Atrium stairwells - It is not clear whether the staircases are intended to be metal or glazed and there is no information on the construction of the floors.

Further details to be supplied.

Rear elevation (pg 24)- the character of this elevation is eroded by the combination of new openings, existing openings, new staircases and platforms. The elevation should be simplified by utilising the existing doorways as flat entrances within the conversion and other windows only altered where access is required. Unifying the fenestration patterns and picking up the glazing pattern and continuous string courses in the door design would also give a more harmonious appearance.

As stated above, the redevelopment of Leigh Street should project a strong and positive identity which responds to the designated heritage asset. Outstanding details should be submitted for approval:

- New openings and amended window details to show restored/replicated window patterns
- Junction between Birch House with the frameless structural glazing proposed for the atrium, including at eaves level and details of fixings
- Detail of Metal roofing to show standing seams
- junction of the car park deck/courtyard with Birch House
- Method statement for the construction of the car park and courtyard deck with details of any underpinning
- Rainwater goods
- Details of extracts, flues, plant, air conditioning etc. Pipework and extracts should not be placed on the front elevation.
- Internal atrium stairwells and platforms
- Gates and staggered gates
- Balconies and screens
- Railings to apartment blocks

### **Environment Agency (south-east)**

Comments: The previous uses of the proposed development site includes activities which present a risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is within Source Protection Zones 1, 2 & 3 and is located on a principal aquifer.

The submitted Geo-environmental desk study/preliminary risk assessment dated 04 April 2017 submitted in support of the application provides us with confidence that it will be possible to suitably manage the risk posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. It is our opinion that it would be an unreasonable burden to place on the developer to ask for more detailed information prior to granting planning permission but respect that this is a decision for the Local Planning Authority.

We consider that planning permission could be granted to the proposed development as submitted if planning conditions are included on any permission.

### **Ecological Officer**

Initial Comments - There is very little wildlife value currently on the site and so simple mitigation measures can deal with the existing situation, this can be emphasised through the use of the standard ecological informative. Ecological enhancement can come through the proposed landscaping if they are correctly specified, some detail (esp engineering requirements) would

need to be submitted prior to a decision. Section 4 of the Ecological Report contains some standard recommendations, these need to be taken through to the landscaping scheme in terms of the choice of species. Specification and location of bat and bird boxes can be covered by condition. Tree planting needs to be done in a way in which ensures that they can survive through to maturity. In these constrained circumstances this means that engineered solutions will be needed which ensure adequate soil volume, suggest a minimum of 10m<sup>3</sup> per tree based on the space, but this might need adjusting depending upon the species chosen. There are opportunities for green walls in the following locations: North west and south east elevations of the Birch House extension, North west elevation (northern end) of Entrance Block, Southern gable end of building 2 'Leigh Court'. These green walls need to be designed to suit their aspect and have sufficient soil and water supplied to ensure that they thrive, they must include species which are particularly beneficial to wildlife. The roof of the entrance block should be a green roof (this could be multi-functional and form a roof garden and be integrated with the SuDS system. The SuDS system will also need to be integrated with the soil volume used for trees, planting beds and green walls, ensuring they are appropriately watered and also contributing to the capacity of the SuDS system. Final Comments: The updated Development Overview, shows improvements but the detail and extent is lacking. I have the following questions: Why is there only one additional green wall and why have the other suggested locations not been used? Some details of the type of green wall are necessary. There is a green roof shown on one building - this is potentially a positive step forward, but considering the fact that the hard standing between the buildings has been categorised as a 'Landscaped area' despite only a small proportion of it having planting, there is uncertainty about what the intention for the green roof might be. Does it have any ecological benefit? More detail is needed. I would not expect the Development Overview Plan to show details of soil volumes required for trees or for SuDS, but these are still important issues which need addressing.

#### **County Highway Authority**

Comments: non-received

#### **Buckinghamshire County Council (Major SuDS)**

Comments: Based on the information provided, the Strategic Flood Management Team at Buckinghamshire County Council removes our objection to the proposed development subject to the following conditions listed below.

#### **Infiltration rate testing to BRE 365 standard and Ground Investigations**

As the Environment Agency have conditioned contamination investigation, we must also condition infiltration testing and ground investigations, including groundwater monitoring during the winter months. The results of the contamination testing will inform the need for infiltration testing and groundwater monitoring. Should the results of the contamination report prove favourable to infiltration, the applicant will revise the Drainage Strategy accordingly, in compliance with the discharge hierarchy.

#### **Method of surface water disposal**

Connection to a surface water sewer is acceptable in principle, once the discharge hierarchy has been adhered to. The applicant has not submitted evidence that Thames Water has the capacity for surface water from this site to discharge into their surface water sewer system, nor have they submitted evidence from Thames Water that they have been given permission to discharge into the surface water sewer at an agreed rate.

We would request the following conditions be placed on the approval of the application, should this be granted by the LPA

### **Arboriculture Spatial Planning**

Comments: The few trees on site are not of any significance to be a constraint of any form of development. Tree species are specimen to be Sweet Gum (Liquidambar) and Fastigate Oak. The issue in regard to the proposed new planting is how this would be achieved. Some trees will be in raised planters while it is unclear for others as there will be standing on the roof of the understory car park. Each tree will require a significant amount of soil volume to allow for growth both now and in the future. The design needs to reflect a rooting area of between 10 to 16 cubic metres of soil volume per tree more is preferred given the species in the landscape list will be large trees once mature subject to the rooting area available. SUDs will also need to be considered as to how it will link into providing some form of irrigation as oak are high water demanding trees. Finally any static loading will need to be engineered for the additional weight of the planters, trees, soil, water movement and future growth. These details will be required to offer confidence and demonstrate that the planting will have longevity and provide good amenity to the residents both now and in the future.

### **Control Of Pollution Environmental Health**

Comments:

The noise assessment submitted by the applicant states that the proposed development is affected by noise from traffic along Green Street and noise from surrounding commercial/industrial premises (particularly Wycombe MOTs). It recommends that the residential areas of the development should be protected from such noise disturbance by the installation of varying standards of glazing and mechanical ventilation. Details of the proposed glazing and ventilation should be provided for approval prior to occupation.

There are also concerns that the proposed B1 commercial space may disturb the proposed residential units. As B1 use can involve a broad range of uses, it is sensible to require a scheme of noise mitigation prior to the occupation and use of the proposed B1 commercial space.

Additional comments:-

In addition to our previous submission, we would like to add the following comment and condition; The brownfield nature of this site has been fully recognised by the applicant and the risk assessment process has already begun. The applicant will be required to investigate the site further in order to quantify the risks posed by potentially contaminated land. Condition: Contaminated Land.

### **Crime Prevention Design Advisor**

Comments: on initial plans

The existing site has fallen into a poor state of repair which is undoubtedly affecting the level of crime and ASB it attracts. The re-development of the site is the perfect opportunity to design out crime from the outset.

I have fundamental concerns over the excessive permeability of the site and have been unable to locate any details relating to the proposed boundary treatments or access controls.

If public access is required east to west through the site the relationship between these parcels of land and developments need to be further examined. Consideration needs to be given to maximising surveillance, active frontages, defensible space, physical security and the appropriate activity and movement whilst preventing excessive permeability. I would urge the applicant therefore to seek further consultation.

There are numerous opportunities to make this a safer development which are not at this time being addressed in the Design and Access Statement.



If this planning application is successful I ask that a planning condition be placed on the applicant to achieve Secured By Design accreditation (Homes 2016).

From the plans there are four vehicular access routes into the site from Leigh Street and an additional pedestrian route. Crime and anti-social behaviour is more likely to occur if private space is easily accessible to people who have no right to be there and where a building has a large number of sides exposed to the public realm. Footpaths and access routes should lead to places that people want to go however this development contains residences and a private car park alone and access to no other areas at this time. For this reason I can see no legitimate need for public access to this area. Clear demarcation should be provided to distinguish between the public and private areas via a secure line, for the perimeter this should be located as close as possible to the front of the development thus reducing the number of sides exposed to the public realm. This not only increases the physical security but the ownership felt by future residents empowering them to challenge the presence of strangers.

The same level of security should be provided to each residential building. Unlawful free movement should be curtailed where a large number of dwellings is proposed with the additional use of compartmentalisation to create smaller communities and a sense of ownership. (Ref: *Secured By Design – New Homes 2016 section 27.8*)

I have been unable to locate any details relating to postal services. The physical security of the development should not be undermined by unrestricted postal delivery access. This provides a legitimate excuse for unauthorised individuals to be in private areas of the development. (Ref: *Secured by Design - New Homes 2016 Mail delivery for communal Section 29*).

### Recommendations

Access controls should be installed on the vehicular and pedestrian routes into the site providing clear demarcation of the change from public to a semi-private area.

I ask that that vehicle access to the development is secured via robust, visually permeable, self-closing, access controlled, electronic gates which allows the driver to operate them without exiting the vehicle. This should meet the minimum standard LPS 1175/SR2. This will ensure only authorised access to the residential development.

I ask that further details relating to the proposed boundary treatments be provided.

I ask that the communal doors on all residential buildings meet the current Document Q and SBD New Homes 2016 requirements relating to physical security and access controls. The communal doors should be minimum LPS 1175 and Access controls should be installed on the main entry and subsequent communal doors on preceding floors. Access controls on the main communal doors should be vandal proof and both audio and visual with record facility due to the number of dwellings served and should not be installed with any trades button present.

Three options are offered by SBD in relation to postal services. However due to the size of this development I request that they are located either in an airlock in the front entrance behind the main communal door of each residential block or that secure post boxes are fitted externally.

I make the following comments and observations in relation to the individual building components of the proposed development.

### The Entrance Block

There is a mix of (public) commercial and (private) residential activity on this site. Whilst from the plans these activities appear to have been separated, the parking area at the rear of the Entrance

Block is accessed via the goods in for the commercial area which could be a source of conflict. Places should be structured to minimise opportunities for conflict, especially when designing for mixed use development. The commercial premise is likely to attract a level of anonymity which should not mix with the private areas of the development. (Ref. *Safer Places – Structure p22*). It is unclear who this parking is intended for however located in the semi-private area of the development this should be solely for the use of residents.

The rear elevation of the Entrance Block appears to be a blank wall on the 1<sup>st</sup> floor with the subsequent floors protruding above. This provides a lack of surveillance over the proposed parking and is likely to be underutilised as a result making it a perfect gathering area for inappropriate behaviour/activities. Developments where the design denies residents the ability to see what is taking place outside and around them will be more likely to suffer from crime and anti-social behaviour. (Ref. *Natural surveillance – places, streets and movement*)

The vehicular access at the side of the entrance block appears to border the landscaped amenity area of the development with no clear boundary preventing vehicles from entering this pedestrianised area. (This is also true of the access route to the multi-storey car park)

#### Recommendation

To prevent the access of vehicles into the pedestrian areas I ask that a suitable perimeter be applied –this could be the use of a high kerb or suitably placed planting containers capable of preventing the entry of a moving vehicle.

I ask that the overhang and parking area at the rear of the building be removed. This will not only resolve issues over ownership relating to the parking spaces but the potential for ASB and crime. It will also provide separation between the commercial and private development.

#### Birch House

Access controls will be particularly pertinent to this building due to the number of proposed dwellings and layout depicting bedroom windows looking out on to the communal hall area. Larger developments should be split into communities to promote a sense of ownership and protect privacy and additional access controls installed to control unauthorised access.

#### Recommendations

I ask that additional access controls be installed on each floor allowing access only to residents of that floor. This could be achieved by extending the stair well out into the corridor albeit in a visibly permeable construction so as not to obscure the light from above. This would segregate the east side of the corridor on each floor from the west to form smaller communities.

#### Leigh Court Block 1

I consider this building to be excessively permeable with linked cores appearing from the second floor up (third floor site plans). Crime and anti-social behaviour are more likely to occur if there are several routes into and out of an area – providing potential escape routes for criminal activity. (Ref. *Access and Movement – Safer Places – P16*)

I can find no details relating to boundary treatments around the gardens. It is important that the boundary treatment are fitted with robust fencing especially to vulnerable areas e. g. exposed side and rear gardens.

I have concerns relating to the level of defensible space provided to the dwellings on the lower floor levels. Windows and doors look out onto the public domain and it is important to provide demarcation between the public and private realm. This not only protects the privacy of the occupants but prevents curtains and blinds being constantly closed, maximising surveillance from the private dwellings over the semi- private realm outside.

#### Recommendations

I ask that the linked cores be removed from the building to reduce the permeability. This could be resolved by increasing the size of one of the flats allowing it to protrude into the corridor providing the required separation.

I ask that closed board fencing is fitted to the side and rear gardens to a minimum 1.8m.

I ask that low level visually permeable metal railings be installed to the front of the building provide privacy and space from the public realm whilst still allowing surveillance from the dwellings.

### Leigh Court Block 2

I have concerns relating to the green areas to the rear of the block. It is unclear if the intended users are communal use for the residents of the block or if these are accessible to other residents on the site. Again I can find no details relating to the proposed boundary treatments to confirm either. Should they be accessible to anyone other than the resident of the dwelling to which they border then suitable defensible space should be provided to the windows and doors. This defensible space is also required at the front of the building. There should be clear demarcation of these public/private realms and obvious ownership, neither is apparent when looking at the green space between Leigh Court Block 1 and 2.

### Recommendations

I ask that low level visibly permeable railings be installed around the green at the front of the development. This should be extended to the front of Leigh Court Block 1 to create a secure line at the front of the buildings. To the rear I ask that boundary treatment plans are confirmed.

### Car Park

It is vital that suitable access controls be applied to the proposed car park on the site and that appropriate lighting is also provided. This multi-storey will provide ample opportunity for vehicle crime and for offenders to go unseen due to lack of surveillance. If residents perceive the risk of parking there to be too great this will result in it becoming underutilised which will then provide a perfect location for unauthorised activities, crime and ASB. (*Ref Park Mark Safer Parking*)

### Recommendations

Suitable access controls should be installed to prevent unauthorised access and removal of vehicles. This could be a fob activated barrier if robust vehicle gates are fitted as requested to the main vehicle access from Leigh Street.

I ask that the lighting within the parking area should conform with British Standards 5489-1:2003. As ground floor car parking is provided I request that a visibly permeable perimeter should be installed to allow surveillance from the surrounding street scene into the car park.

The comments above are made on behalf of Thames Valley Police and relate to CPTED only. You may receive additional comments from TVP with regard to the impact of the development upon policing and a request for the provision of infrastructure to mitigate against this impact.

Revised plans- no comments received

### **Thames Water Utilities Ltd**

Comments: Waste Comments

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the

construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit [thameswater.co.uk/buildover](http://thameswater.co.uk/buildover).

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or

alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

#### Water Comments

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Thames Water recommend the following informative be attached to any planning permission: There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

#### Supplementary Comments

The proposed development is located within a Source Protection Zone of a groundwater abstraction source. These zones are used for potable water sources for public supply for which Thames Water has a statutory duty to protect. Thames Water are currently in discussions with the Developer. As long as the result of those discussions is adhered to once an agreement is in place, we will not require the need for any planning conditions regarding groundwater resources. More detailed information can be obtained from Thames Waters' Groundwater Resources Team by email at [GroundwaterResources@Thameswater.co.uk](mailto:GroundwaterResources@Thameswater.co.uk) or by telephone on 0203 577 3603. Reason: To ensure that the water resource is not detrimentally affected by the development.

#### **Bucks County Council: Education Department**

Comments: I have considered the details of the above application and I can confirm that we would require a financial contribution to provide additional primary school facilities arising from the above development in accordance with BCC's adopted S106 policy.

Primary schools across High Wycombe are currently at capacity with projections indicating a need for additional capacity. To accommodate the rising demand from new housing, BCC is looking to expand provision at Oakridge School. I have included the education infrastructure costs per dwelling type to allow an assessment to be made of the scale of contributions which would be required on the scheme.

## County Archaeological Service

Comments:

We welcome the Archaeological Desk Based Assessment undertaken by CgMs Consulting included with the application documents. Section 6 Summary and Conclusions includes:

In terms of local designations, the southern/central parts of the site lie within the Birch Furniture Factory Archaeological Notification Area (ANA), while the northern end of the site lies within the Medieval Leper Hospital ANA. The Birch Factory within the southern/central parts of the study site also comprise a locally listed building.

The study site can be considered likely to have an archaeological potential for the Medieval, Post Medieval and Modern periods.

Past-post depositional impacts within the study site are considered likely to have had a severe negative archaeological impact.

Proposals include the mixed use, residentially led redevelopment of the study site.

On the basis of the available information we recommend the implementation of programmes of historic building recording, for the former furniture factory buildings, together with archaeological trial trench evaluation within the northeastern part of the study site. Dependent upon the results of evaluation works, further mitigation may then be necessary.

As remains of national significance are not anticipated, it is recommended that further archaeological mitigation measures are secured by appropriate condition to the granting of planning consent.

If planning permission is granted for this development then it is likely to harm a heritage asset's significance so a number of conditions should be applied to require the developer to secure appropriate investigation, recording, publication and archiving of the results in conformity with NPPF paragraph 141. With reference to the NPPF, we therefore recommend that, based on the advice in DOE Circular 11/95, any consent granted for this development should be subject to the following conditions:

### Representations

Amenity Societies - The High Wycombe Society

Initial comments

On balance, we support this application for the following reasons.

Birch House is one of the few remaining fragments of the High Wycombe furniture heritage, and a characterful building in its own right. Unfortunately, it is now in a parlous state, and we believe that it is therefore essential that action is taken urgently to ensure its rescue and retention.

This scheme will achieve that, and also bring the building back into beneficial use.

It is clear that thought has been given to many elements of the design - of the extension to Birch House, the new blocks, and the public realm - and the results are not unsympathetic.

And although there are some downsides - for example the lack of affordable housing, and the loss of other parts of the Birch factory - we believe that these are clearly outweighed by the benefits of the scheme in saving Birch House, possibly the last chance to do so.

One point we did note, and would seek some reassurance on, is the reference in the Planning Statement to the work relating to Birch House itself not taking place until a later phase of the programme, "due to logistics, health and safety". It is clearly essential that protections are put in place so that there is no possibility of revisions being sought mid-way through the development to pull out from that fundamental element of the scheme.

With that proviso, we ask, that in your consideration of this application, you keep in mind the "big picture", and the urgency and uniqueness of the situation, and not allow progress to get bogged down by any disputes or discussions over relatively inconsequential matters or unrealistic expectations. It may not be a perfect scheme in terms of full compliance with every policy, but it is a good scheme, and should, in our view, be received positively and brought to fruition speedily.

#### Residents Associations

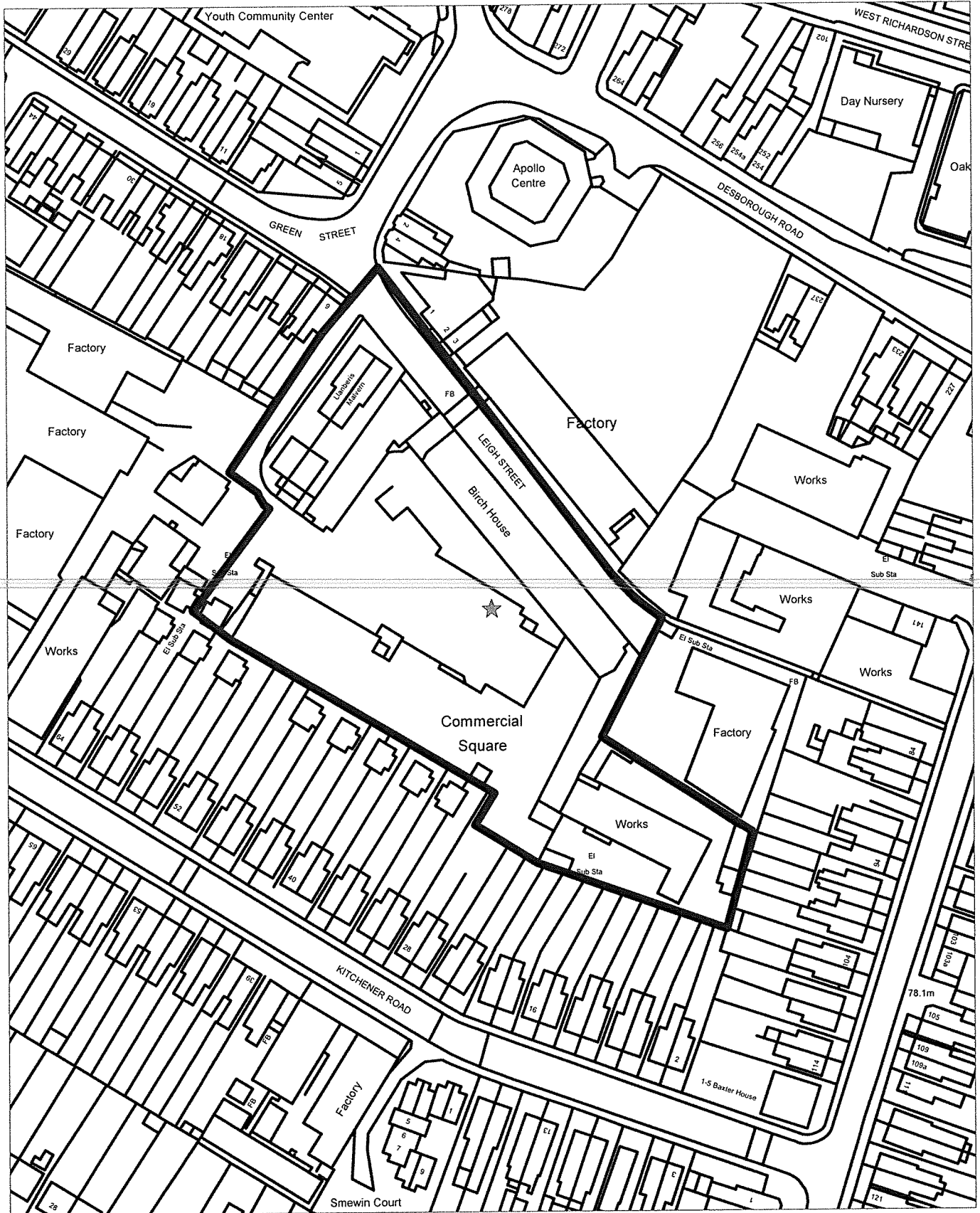
The following comments have been received supporting the proposal:

This is, on the whole, a well thought-out scheme and I sincerely hope it succeeds since I believe it is probably the last hope of saving Birch House. Since 2004 several more historic factory buildings have been lost, making it even more important to save Birch House. It always was the best architectural example and deserves conservation for its significant connections with the Birch and G-Plan brands. I urge the Council to grant permission.

3 comments have been received objecting to the proposal:

- Concerns over the existing parking arrangements for properties on Green Street and the loss of Leigh Street as a place to park.
- Request that Leigh Street is allocated for people in Green Street to park

17/06702/FUL  
Scale 1/1250





# Agenda Item 10.

## 1. Pre-Planning Committee Training/ Information Sessions

Officer contact: Ray Martin

DDI: 01494 421524

Email: ray.martin@wycombe.gov.uk

Wards affected: All

### **PROPOSED DECISION OR RECOMMENDATION TO COUNCIL**

- 1.1 The Committee note that the next pre-committee training/information session is scheduled for 6.00pm on Wednesday 15 November in Committee Room 1.
- 1.2 At present no developer has requested to make a presentation at this time, but members will be updated should such a request be received, alternatively consideration will be given to starting the Planning Committee meeting earlier.

### **Corporate Implications**

- 1.3 Members of both the Planning Committee, and the Regulatory and Appeals Committee, are required to complete a minimum level of planning training each year.

### **Sustainable Community Strategy/Council Priorities - Implications**

- 1.4 None directly.

### **Background and Issues**

- 1.5 The pre Planning Committee meeting gives an opportunity for member training or developer presentations.

### **Options**

- 1.6 None.

### **Conclusions**

- 1.7 Members note the recommendation.

### **Next Steps**

- 1.8 None.

**Background Papers:** Residential Design Guidance SPD.

## Agenda Item 12.

### For Information: Delegated Action Undertaken by Planning Enforcement Team

**Between 05/09/17-02/10/17**

Reference	Address	Breach Details	Date Authorised	Type of Notice
16/00481/OP	21 Denewood High Wycombe Buckinghamshire HP13 7LH	Without planning permission the erection of a fence (in the position shown as a blue line on the attached plan)	06-Sep-17	Enforcement Notice
16/00289/OP	Kingswood Park High Wycombe Buckinghamshire	Breach of condition 7 of planning permission 14/07820/FUL (erection of 42 dwellings, with associated preserved woodland and public open space).  The Western boundary of Kingswood Park abuts the rear gardens of the properties on East Drive. Prior to the development there was a tree screening along the boundary with East Drive which was not indicated to be removed on the conditioned landscaping scheme (condition 7). At the request of some of the residents of East Drive the developer however removed this. The landscaping scheme was not amended, but no material harm results.	06-Sep-17	Not in the Public interest to pursue
17/00450/OP	15 Welles Road, High Wycombe Buckinghamshire HP13 7XA	Without planning permission the material change of use of the site by virtue of creating an additional residential unit	21-Sep-17	Planning Contravention Notice
17/00467/CU	Land Adjacent 69 Terrington Hill Marlow Buckinghamshire SL7 2RE	Creation of new planning unit	29-Sep-17	Planning Contravention Notice
17/00442/OP	10 Colborne Road High Wycombe Buckinghamshire HP13 6XZ	The unauthorised excavation of land at the rear of the property and associated engineering operations, and without planning permission the erection of a detached outbuilding (shown edged blue on the attached plan)	20-Sep-17	Temporary Stop Notice