

17/05241/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Tony Lee – In light of the comments made I would like this application to be bought before planning committee for discussion.

Parish/Town Council Comments/Internal and External Consultees

Wooburn And Bourne End Parish Council

Comments:

No Objections.

Control Of Pollution Environmental Health

Comments:

Potential risk to health from contaminated land from the historical use of the site.

Conclusion

Further inspection shall be required to assess the level of contamination and then a detailed remediation plan to mitigate any potential risk from contaminates. In terms of contaminated land, the application site is known to be impacted by hydrocarbons and further assessment is required to delineate the impacted area and to confirm the source. Once this is known an appropriate remediation strategy can be designed, approved, and implemented. A condition has been recommended requiring a detailed remediation scheme.

Arboriculture Spatial Planning

Comments:

Arb documents are acceptable. Sycamores to the south off site to be retained. If approve condition in accordance with the Barrell Arbs documents. Boundary treatments from a landscape point of view need to provide screening as well as providing an attractive setting

County Highway Authority

Comments:

Upon implementation of this proposed works, it is considered that the site will result in reduction in two-way traffic movements compared to that historically associated. Whilst I note from the submitted information that delivery/refuse vehicles are to enter, turn and exit the site in forward gear, concerns are raised with conflicting movements through this access resulting in vehicles having to reverse back out onto the public highway.

Nevertheless, given that this is an existing situation where the potential impacts are lessened by the reduction in vehicular movements associated with site, I do not have any objections to this application subject to recommended conditions being included in any planning consent that you may grant.

Ecological Officer

Comments:

The Abbas Ecology Extended Phase 1 survey revealed no protected species other than the possibility of nesting birds. The recommendations included in the report which are designed to avoid harm are appropriate but the additional enhancements need to be increased. Enhancement measures in the form of nest/bat boxes should be incorporated into the new buildings in as many instances as possible and a landscaping plan must include species

which will provide for wildlife (nectar, seeds, fruit, habitat). Substantial new tree planting should be provided with associated ample soil volume.

Buckinghamshire County Council (Major SuDS)

Comments:

Based on the information provided in the Drainage Strategy prepared by Arch Associates (reference: RRL019, dated February 2017), the Strategic Flood Management Team at Buckinghamshire County Council has no objection to the proposed development subject to conditions.

Surface water runoff from the roof of the proposed development will be stored in an attenuation tank and discharged to an existing surface water sewer on Wharf Road at a rate of 5l/s. Permeable paving is also proposed for the car parking area.

It is understood that infiltration is not feasible due to hydrocarbon contamination. Any infiltration into the soil and bedrock would mobilise the hydrocarbons which could contaminate groundwater. We therefore accept that soakaways are not a feasible option. We are concerned that the proposed permeable paving will be allowed into infiltrate, there are no details to show that the permeable paving is lined. We require confirmation that the permeable paving is lined so that groundwater will not be contaminated.

Surface water runoff is going to be discharged at a rate of 5 l/s, we require greenfield runoff rates and the existing brownfield runoff rates for the site to be provided.

We would like to see above ground SuDS, such as bio-retention areas or a small attenuation basin incorporated into the surface water drainage scheme. Green above ground SuDS would add amenity and biodiversity value to the proposed site.

Representations

12 comments have been received objecting to the proposal:

- Insufficient parking
- Disproportionate scale and bulk of building
- Overlooking by windows and balconies to single storey dwelling
- Plans inaccurate and don't show an extension with patio doors that look directly onto west elevation of the development
- Plans also indicates planting in the neighbouring property which is not there
- Building too high
- Loss of privacy to residents in Southbourne Drive
- Inaccurate drawings not to scale
- Neighbouring properties overlooked by the flats in the roof space
- Renaissance Retirement have not responded to the concerns raised during their community consultation

Amended plans received and 7 comments have been received objecting to the proposal:

- Overlooking and loss of evening sunlight
- Information in plans and design and access statement remains inconsistent
- Concerns remain regarding privacy, height ,size and bulk
- Improved the overlooking for Jalna but one window continues to overlook and the hedge is not acceptable as a means of dealing with the overlooking