

17/05605/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Carl Etholen – Having received a number of objections to this application from local residents, I wish to ask for this to be called in to be heard by the Planning Committee as there are grave concerns about noise from the manufacture of wood products onsite and extra vehicular traffic. Also there is a concern that a canopy has been already erected without any planning application.

Parish/Town Council Comments/Internal and External Consultees

Bradenham Parish Council

Comments: The parish council has no objections to make on this planning application, but does have the following comments to make: 1) There is concern about potential noise nuisance from the woodworking workshop. 2) The change of use from B8 to B1 for offices could be a future concern. The parish council would like see that the change of use from B8 to B1 only relates to the former training area/lecture room. 3) The planning statement contains some minor inaccuracies in point 6.23 the nearest residential properties are not exactly located east and south, but due east and due south east of the proposed workshop.

County Highway Authority

Comments: The proposed development has been considered by the County Highway Authority who has undertaken an assessment in terms of the impact on the highway network including net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway objections.

Control of Pollution Environmental Health

Comments: I have no objections to this proposed planning application.

Representations

2 letters from Naphill and Walter's Ash Residents' Associations

- Strongly object to the application.
- The site is in the Green Belt and Chilterns AONB therefore subject to additional constraints.
- 2012 was permitted against strong local oppositions.
- 2014 permission was subject to a condition (9) restricting use to storage and distribution and preventing retail sales.
- Current application needs to be considered against the backdrop of this condition.
- The workshop contravenes condition 9. It is stated that this will be used by a stand alone company which further confirms a breach of the condition. [Officer note: the agent has confirmed the workshop is to be used ancillary to the storage and distribution business, not separately. The Planning Statement did not suggest it would be separate – this reference was to the office conversion.]
- The machine shop will include the use of noisy saws and woodworking machinery which will cause substantial noise to residential properties in New Road and Bradenham Woods Lane.
- Conversion of the training area and lecture theatre to separate offices will lead to a significant increase in traffic to the site. There are already issues with HGV's manoeuvring into and out of the site.
- Concern that this site will turn into a general trading estate which is out of keeping with the village and inappropriate in the Green Belt.
- A condition restricts the hours of delivery to the site, however vehicles which arrive early are parking on Bradenham Woods Lane.

One comment has been received objecting to the proposal:

- Application for change of use to storage and distribution was strongly resisted by local residents primarily because of concerns about traffic.
- The condition requiring the access to be altered has only just been complied with.
- The work to investigate the introduction of weight restrictions has yet to be completed. [Officer note: The previous consent was subject to a planning obligation which required the applicant to make a financial contribution towards the cost of the County Council investigating both weight restrictions on Clappins Lane & Stocking Lane, and waiting restrictions on Main Road. The contribution has been paid but the investigative work, to be undertaken by the County Council, is outstanding.]
- Application for a wider use ignores restrictions on the original permission which restricts use to storage and distribution.
- Concerned that if permitted the next step will be retail sales on site and further development creep.
- If approved the application would result in an increase in traffic.