

17/07148/OUT

## **Consultations and Notification Responses**

### **Ward Councillor Preliminary Comments**

**Councillor Alan Turner-** Given this section of Wellington Avenue is predominately detached bungalows I have concerns with the size, bulk and mass of this application in regard to the potential impact on neighbouring properties and the general street scene. This part of the road, approaching a bend, is often congested and increasing that congestion might be considered unwise. Therefore, should officers be minded to grant permission I request that it be brought to Planning Committee for determination.

**Councillor David Ian Knights-** I am concerned that this site may be subject to over development. The site is not large but the resulting proposed development will take up most of the site and in bulk will not be in keeping with the existing street scene. The site is adjacent to another existing development for older people which already struggles to provide enough parking provision for residents and visitors. I am encouraged at the approach to parking, but suggest that if the older residents need support and care, a larger number of visitor spaces will be required.

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

#### **Ecological Officer**

Comments: Features of the buildings may be suitable for bat roosts and there is also potential bird nesting on site therefore a Preliminary Ecological Appraisal (as per CIEEM technical guidance) and Preliminary Roost Assessment for the building as per BCTs Bat Surveys for Professional Ecologists - Good Practice Guidance must be undertaken. Further surveying may be necessary dependent upon the findings.

Latest Comments: The properties do not show any signs of supporting bat roosts and therefore this is not an issue which needs to be taken any further. It is appropriate to put a condition on any permission to ensure ecological enhancements are included with any landscaping scheme.

#### **Parish**

Comments: The Princes Risborough Town Council strongly objects to this application as it will have a detrimental effect on the street scene and is concerned with the loss of bungalow accommodation.

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

Latest comments: There is no objection to the proposed development subject to conditions requiring a surface water drainage scheme, a "whole-life" maintenance plan and a verification report to demonstrate that the approved scheme has been constructed.

#### **County Highway Authority**

Comments: Parking provision is in excess of that recommended in the Buckinghamshire Countywide Parking Guidance. Furthermore the scheme allows for two-way simultaneous traffic movements and achieves suitable levels of visibility. The transport statement states that refuse collection is to be in accordance with the carry distances mentioned in 'Manual for Streets' and Part H6 of the Building regulations. On this basis I do not deem this application to be detrimental to the safety and convenience of the highway network. No objections subject to a condition relating to the new means of access.

## **Arboriculture Spatial Planning**

Comments: The proposal shows that there will be a significant loss of woody vegetation. No arboricultural details as to the quality of these trees or any mitigation proposals have been offered to assist with considering this proposal. An Arboricultural Impact Assessment is required.

## Representations

7 letters have been received objecting to the proposal:

- The site is opposite a school and there is concern about the safety of the children through increase traffic.
- Road is already congested- this would add to an already dangerously chaotic situation.
- Parking is a major problem in the immediate area and this would add to an already difficult situation.
- Traffic Statement refers to large retirement homes with general resident facilities which differs from this proposal for flats with no age restriction.
- Character of the area is changing and deteriorating by amount of new development. The town is beginning to take on the appearance of nothing more than inner city urban sprawl.
- No restriction on flats being for local residents only, releasing the larger homes in the area.
- Un-neighbourly and intrusive. Adjacent homes would be overlooked.
- Outlook for surrounding properties will be severely affected and the entire street scene will be changed/destroyed.
- Insufficient parking on site.
- Age occupancy development is built as a way for developers to provide less parking.
- Area really needs small 2 bed developments for first time buyers to redress balance in area.
- Redevelopment of site should be in a similar sympathetic nature.
- Inappropriate to build anymore large scale developments in Wellington Avenue.
- If development is granted what is to stop the greater part of the road to be demolished and flats extending to Berndene Rise?
- Concern about ridge height shown
- Wellington Avenue isn't straight and therefore on-street parking causes problems and highway danger
- Will alter views.
- Does not state how trees and wildlife will be protected.
- Lack of diversity of housing mix in locality.