

17/07568/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor A Turner

Comments: Given the sensitive nature of this location, residents' concerns and my own concerns regarding the potential overdevelopment of such a cramped site within the conservation area, should officers be minded to permit I request this application is brought to Planning Committee for determination.

Councillor Knights

Comments: This is significant overdevelopment of a small plot surrounded on all sides by historic buildings which form the core of the CBD and conservation area. The proposed development of two houses, takes no account of their surroundings and are of a style that is neither traditionally sympathetic nor radically contemporary to match or contrast with the adjacent buildings. The loss of parking for the surrounding residents and businesses will be significant. If officers are minded to grant permission to this development, I must ask that this application is called in and brought before the planning committee.

Parish/Town Council Comments/Internal and External Consultees

Princes Risborough Town Council

Comment: The Princes Risborough Town Council objects to this application as it considers it to be an overdevelopment of the site and not in keeping within the conservation area. There are also concerns regarding the loss of natural light into the residence known as Regent House. There are grave concerns that the construction will cause significant disruption to the local residents and business.

Conservation Officer

Comment: The amended plans overcome the previous concerns and the application is now acceptable in terms of its impact on the conservation area subject to approval of all construction and surfacing materials.

County Highway Authority

Comment: None received.

County Highway Comments received in response to withdrawn application 17/05917/FUL: The application for consideration is for 2 dwellings each providing 2 car parking spaces each. This level of parking proposed is adequate and is unlikely to result in any highway implications. There is no evidence before me suggesting that the 12 existing parking spaces form part of any commercial unit rather they are utilised by commercial units on a lease arrangement located elsewhere in the town. It was found this parking was surplus to their requirements and that this company have since surrendered their lease according to the applicants Design and Access Statement. The sustainable location of the site in Princes Risborough town centre also encourages the lesser use of the private car. The resultant loss of the lease parking in the area of Duke Street is matter outside the remit of the proposal as the Highway Authority take the view that we must consider the residential development proposal based on its own merits. Duke Street makes use of parking and waiting restrictions in the form of double yellow lines and so displaced parking is not expected to result in parking along the public highway. It should be noted if this does occur it should be dealt with by way of enforcement. For this reasoning I would be unable to sustain a reason for refusal at an appeal scenario.

Mindful of the above the County Highway Authority would have no objections to the development, subject to the suggested conditions being included in any planning consent that you may grant

Arboricultural Officer

Comment: The trees are within a conservation area, and so a degree of protection exists to ensure that the public amenity afforded by the trees is not adversely affected by the proposed new development. However, the proximity of the trees to the proposed dwellings is considered insufficient to accommodate future growth and there is a concern that the new occupiers will seek to actively contain the trees within the restricted setting. Several factors remain unchanged; the amount of light reaching the outside space will be compromised at certain times of day. 'Honeydew', which is a sticky substance excreted by aphids, and the often prolific production of winged seeds, may also have a negative impact on the usability of the restricted outside space. In terms of construction, the proposed plans include an incursion into to RPA's of T5 & T6, an area considered by the British Standard to be 'the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability'. It is recommended that a condition be sought to ensure that construction is carried out in accordance with the submitted arboricultural documents, also that supervision is carried out by a suitably competent arboricultural specialist at key stages of construction.

County Archaeological Service

Comment: No objection subject to an archaeological investigation condition.

Control of Pollution Environmental Health

Comment: No objection

Representations

Seven comments received objecting on the following grounds;

- Impact upon local infrastructure, e.g. drainage,
- Impact upon highway safety,
- Loss of parking
- Impact upon the residential amenities of Malthouse Square flats
- Archaeological impact
- Tree impact

Objections were also raised on the grounds of noise disturbance during the building phase and the impact upon house prices in the immediate locality. Whilst it is understood that such potential issues may be a concerns for some local residents these are not issues which would constitute a material planning consideration and as such cannot be taken into consideration as part of this application.