

17/08452/FUL

Summary of Consultation and Notification Responses

Ward Councillor Preliminary Comments

None received

Parish/Town Council Comments/Internal and External Consultees

No Parish or Town Council, site falls within the High Wycombe Town (Booker and Cressex Ward)

Arboriculture Spatial Planning:

Comment: Arb Comments - No objection in principle and if minded to approve please condition in accordance with an Arboriculture Method statement.

County Highway Authority:

Comment: It would appear that the current proposals are similar in highway terms to those contained within application 16/08400/FUL. No objection subject to conditions;

Condition 1: (H04)	The development shall not begin until details of the disposal of surface water from the hardstanding car parking areas hereby permitted have been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.
Reason:	To minimise danger and inconvenience to highway users.
Condition 2: (H19V)	No other part of the residential development hereby permitted shall be occupied until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013.
Reason:	In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
Condition 3: (H34V)	Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no gates shall be erected on the access points for the dwelling hereby permitted or the existing Public House car park.
Reason:	To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users.
Condition 4: (H39V)	No other part of the development shall begin until visibility splays have been provided on both sides of the respective access points for the residential plots hereby permitted 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 25 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The areas contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.
Reason:	To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.
Condition 5:	The scheme for parking and manoeuvring indicated on drawing no. 16.2204.120 Rev P2 shall be laid out prior to the initial occupation of the residential 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.

Control of Pollution Environmental Health:
Comment: No objection

Access Officer:

Comment: The proposed car park layout does not appear to have any dedicated disabled parking bays and I recommend one is included.

Representations

Ten letters of objection received. In summary the issues raised are:

- Objection to cars in proximity to boundary and loss of hedge.
- There will be no difference to the noise effects.
- Unneighbourly and poor relationship with 2 The Coppice.
- The impact on the character of the area will remain despite a reduced size.
- The viability report confirms that the proposed application will limit the ability of the pub to attract new customers and therefore damage its future viability.
- The amended application has not addressed any of the concerns.
- The Squirrel needs every inch of car park available.
- This application reduces the car park spaces. Since the submission of the previous application the pub has increased trade and sometimes the parking spreads into the roads.
- Noise nuisance from beer garden.
- The objections raised on the previous application still stand.