



Planning Committee

Date: 25 April 2018
Time: 6.30 pm
Venue: Council Chamber
District Council Offices, Queen Victoria Road, High Wycombe Bucks

Membership

Chairman: Councillor P R Turner
Vice Chairman: Councillor A Turner

Councillors: Mrs J A Adey, M Asif, Ms A Baughan, S Graham, C B Harriss, A E Hill, D A Johncock, A Lee, N B Marshall, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale and C Whitehead

Standing Deputies

Councillors H Bull, D J Carroll, M Hanif, M A Hashmi, A Hussain, M Hussain, M E Knight, Mrs W J Mallen and L Wood

Fire Alarm - In the event of the fire alarm sounding, please leave the building quickly and calmly by the nearest exit. Do not stop to collect personal belongings and do not use the lifts. Please congregate at the Assembly Point at the corner of Queen Victoria Road and the River Wye, and do not re-enter the building until told to do so by a member of staff.

Filming/Recording/Photographing at Meetings – please note that this may take place during the public part of the meeting in accordance with Standing Orders. Notices are displayed within meeting rooms.

Agenda

- | Item | | Page |
|------|--|------|
| 1. | Apologies for Absence
To receive apologies for absence. | |
| 2. | Minutes of the Previous Meeting
To confirm the Minutes of the meeting of the Planning Committee held on 7 March 2017 (attached). | |
| 3. | Declarations of Interest
To receive any disclosure of disclosable pecuniary interests by Members relating to items on the agenda. If any Member is uncertain as to whether an interest should be disclosed, he or she is asked if possible to contact the District Solicitor prior to the meeting. | |

Members are reminded that if they are declaring an interest, they should state the nature of that interest whether or not they are required to withdraw from the meeting.

Planning Applications

- | | | |
|----|---|---------|
| 4. | Planning Applications | |
| 5. | 16/07347/FUL - Formoso and Land Adjacent Formoso, Kiln Lane, Bourne End, Buckinghamshire, SL8 5JE | 1 - 29 |
| 6. | 16/08327/FUL - Marlow Sports Club, Lower Pound Lane, Marlow, Buckinghamshire, SL7 2AE | 30 - 57 |
| 7. | 17/08094/FUL - Garages and Access Road, The Cottages, Bricks Lane, Beacons Bottom, Buckinghamshire, HP14 3XG | 58 - 70 |
| 8. | 17/08165/FUL - Micklefield Mosque, Centre Approach, High Wycombe, Buckinghamshire, HP13 7FY | 71 - 78 |
| 9. | 17/08264/FUL - Icknield House, Askett Village Lane, Askett, Buckinghamshire, HP27 9LT | 79 - 98 |

Other items

- | | | |
|-----|--|-----------|
| 10. | Pre-Planning Committee Training / Information Session | 99 |
| 11. | Appointment of Members for Site Visits
To appoint Members to undertake site visits on Tuesday 29 May 2018 should the need arise. | |
| 12. | Delegated Action Authorised by Planning Enforcement Team | 100 - 105 |
| 13. | File on Actions Taken under Delegated Authority
Submission of the file of actions taken under delegated powers since the previous meeting. | |
| 14. | Supplementary Items (if any)
If circulated in accordance with the five clear days' notice provision. | |
| 15. | Urgent items (if any)
Any urgent items of business as agreed by the Chairman. | |

For further information, please contact Liz Hornby (01494) 421261, committeeservices@wycombe.gov.uk

Planning Committee Mission Statement

The Planning Committee will only determine the matters before it in accordance with current legislation, appropriate development plan policies in force at the time and other material planning considerations.

Through its decisions it will:

- Promote sustainable development;
- Ensure high quality development through good and inclusive design and the efficient use of resources;
- Promote the achievement of the approved spatial plans for the area; and
- Seek to improve the quality of the environment of the District.

(As agreed by the Development Control Committee on 7 January 2009).

Mandatory Planning Training for Planning and Regulatory & Appeals Committee Members

A new Member (or Standing Deputy) to either the Planning or Regulatory & Appeals Committees is required to take part in a compulsory introductory planning training session.

These sessions are carried out at the start of each New Municipal Year usually with a number of 'new Planning & R&A Members/Standing Deputies' attending at the same time.

All Members and Standing Deputies of the Planning and Regulatory & Appeals Committee are then, during the municipal year, invited to at least two further training sessions (one of these will be compulsory and will be specified as such).

Where a new Member/Standing Deputy comes onto these committees mid-year, an individual 'one to one' introductory training session may be given.

No Member or Standing Deputy is permitted to make a decision on any planning decision before their Committee until their introductory training session has been completed.

Members or Standing Deputies on the Committees not attending the specified compulsory session will be immediately disqualified from making any planning decisions whilst sitting on the Committees.

This compulsory training session is usually held on two occasions in quick succession so that as many members can attend as possible.

Please note the pre planning committee training / information session held on the evening of Planning Committee do NOT constitute any qualification towards decision making status.

Though of course these sessions are much recommended to all Planning Members in respect of keeping abreast of Planning matters.

Note this summary is compiled consulting the following documents:

- Members Planning Code of Good Practice in the Council Constitution;
- The Member Training Notes in Planning Protocol as resolved by Planning Committee 28/8/13; and
- Changes to the Constitution as recommended by Regulatory & Appeals Committee.

Planning Committee Minutes

Date: 7 March 2018

Time: 7.00 - 8.38 pm

PRESENT: Councillor P R Turner (in the Chair)

Councillors M Asif, Ms A Baughan, S Graham, C B Harriss, A E Hill, D A Johncock, A Lee, N B Marshall, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale, A Turner and C Whitehead.

Apologies for absence were received from Councillors: Mrs J A Adey.

LOCAL MEMBERS IN ATTENDANCE

Councillor B Pearce

APPLICATION

17/08452/FUL

OBSERVING

Councillor M Hanif

98 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 14 February 2018 be approved as a true record and signed by the Chairman.

99 DECLARATIONS OF INTEREST

There were no declarations of interest.

100 PLANNING APPLICATIONS

RESOLVED: that the reports be received and the recommendations contained in the reports, as amended by the update sheet where appropriate, be adopted, subject to any deletions, updates or alterations set out in the minutes below.

101 17/07568/FUL - LAND REAR OF 24 MARKET SQUARE, PRINCES RISBOROUGH, BUCKINGHAMSHIRE

The Committee voted in favour of the motion to approve the application.

RESOLVED: that the application be approved.

The Committee was addressed by Councillor A Turner, the local Ward Member.

The Committee was addressed by Parish Councillor Andy Ball on behalf of the Princes Risborough Town Council in objection and Mr Matthew Maier, the architect on behalf of the applicant.

102 17/07914/FUL - 90 CRESSEX ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 4TZ

The Committee voted unanimously in favour of the motion to delegate authority to the Head of Planning and Sustainability to grant planning permission subject to the removal of the front dormer window or to refuse planning permission if this action could not be agreed.

RESOLVED: that the application be delegated to the Head of Planning and Sustainability for the reasons give above.

The Committee was addressed by Councillor A Hill, the local Ward Member.

The Committee was addressed by Mr Tariq Bhatti in objection and Mr Fehzan Mehdi, the applicant.

103 17/08210/FUL - 50 NEW ROAD, TYLERS GREEN, BUCKINGHAMSHIRE, HP10 8DL

The Committee voted unanimously in favour of the motion to approve the application.

RESOLVED: that the application be approved.

The Committee noted the written representation submitted by Councillor Ms K Wood, the local Ward Member.

Councillor C Harriss excused himself from the meeting following this item.

104 17/08452/FUL - THE SQUIRREL, SQUIRREL LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 4RZ

The Committee voted in favour of the motion to refuse the application for the reasons stated in the main report.

RESOLVED: that the application be refused.

The Committee was addressed by Councillor B Pearce, the local Ward Member.

105 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted that no requests had been received and therefore no pre-Committee training/information session would be held. The Chairman agreed that the next Committee meeting could therefore start at 6.30pm.

106 DELEGATED ACTION AUTHORISED BY PLANNING ENFORCEMENT TEAM

The Delegated Actions authorised by the Planning Enforcement Team were noted.

107 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 3 April 2018 in respect of the agenda for the meeting on Wednesday 4 April 2018, the following Members be invited to attend with the relevant local Members:

Councillors: S Graham, D A Johncock, T Lee, N B Marshall, Mrs C Oliver, N J B Teesdale, A Turner, P R Turner and C Whitehead.

Chairman

The following officers were in attendance at the meeting:

Mrs L Hornby	Senior Democratic Services Officer
Mr R Martin	Development Management Team Leader
Mr P Miller	Technical Officer
Mr A Nicholson	Development Manager
Ms S Penney	Principal Development Management Officer

This page is intentionally left blank

Agenda Item 5.

Contact: Jenny Ion DDI No. 01494 421599

App No : 16/07347/FUL App Type : FUL

Application for : Demolition of Formoso and erection of 4 x detached dwellings with associated garages (3 x 5 bed and 1 x 4 bed) and stopping up of vehicular access to Grassy Lane

At Formoso and Land Adjacent Formoso, Kiln Lane, Bourne End, Buckinghamshire, SL8 5JE

Date Received : 09/09/16 Applicant : Leywood Estates Ltd

Target date for decision: 04/11/16

1. Summary

- 1.1. The application site comprised the plot occupied by Formoso and the adjacent land to the east, where permission has previously been granted for a single dwelling with access from Grassy Lane. The proposed development of four detached houses would be accessed from Kiln Lane, using the existing access point used by Formoso, with the access onto Grassy Lane proposed to be stopped up.
- 1.2. The development would be for four individually designed houses in spacious plots. These would have an acceptable relationship with their surroundings, both in terms of landscape impact and relationships to neighbouring properties. The access to the site is judged to be satisfactory by the Highway Authority and with suitable conditions in place the development would not have an adverse impact on biodiversity.
- 1.3. The application is therefore recommended for permission.

2. The Application

- 2.1. The application site is a large, irregularly shaped site of just under 1 hectare, set on sloping ground between Kiln Lane to the north and the bridleway Grassy Lane to the south. It includes the site of the dwelling known as Formoso, with the remainder of the site having a permission for a single dwelling with access from Grassy Lane.
- 2.2. The application amalgamates the two sites to allow the construction of four detached houses, with a shared access from Kiln Lane. This access currently serves Formoso, Apple Tree Lodge and Aston House, the latter dwellings being to the west / south west of the application site. To the east of the site is public open space and a bridleway runs parallel to the east boundary. The site is located in the Hawks Hill / Harvest Hill area covered by Policy C16 of the adopted Local Plan.
- 2.3. The development would be accessed via the existing shared entrance onto Kiln Lane, from which a spur would be taken running north-west – south east, roughly parallel with Kiln Lane. Plot 1 would be sited on the plot currently occupied by Formoso, with additional land to the east. It would have its main façade facing the existing private drive to the west. It would have a linked garage set to the rear with access from the new drive.
- 2.4. Plot 2 would be between Kiln Lane and the drive with the house sited at an angle to Plot 1, with the rear facing the north east corner of the site, with a garage set back to the side.
- 2.5. Plot 3 would be set towards the south east corner of the site, close to the position of the house permitted in 2013. It would have an attached garage set at right angles to the house. Of the four houses this would have the largest plot with a substantial rear garden which would back onto Grassy Lane. The plans indicate that the existing

vehicular access onto Grassy Lane would be stopped up, although a pedestrian gate would be retained, allowing occupant access to the bridleway for walks.

- 2.6. Plot 4 would be on the south west side of the drive, adjacent to Apple Tree Lodge and Aston House. It would have an attached garage on the north-west side adjacent to Apple Tree Lodge.
- 2.7. The application is accompanied by:
 - a) Design and Access Statement
 - b) Highways Statement
 - c) Ecology Report
 - d) Tree report
- 2.8. During the course of the application the plans were amended. The changes included dropping the level of the house on Plot 1 and raising the level of its garage, raising the garage level on Plot 2, altering the glazing in Plot 3 and reducing the garage on Plot 4 from three to two bays.
- 2.9. Updated ecological surveys were also provided and further information about ecology including and ecological accounting exercise.

3. Working with the applicant/agent

- 3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
 - offering a pre-application advice service,
 - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - by adhering to the requirements of the Planning & Sustainability Customer Charter
- 3.2. In this instance
 - the applicant/agent was updated of any issues after the initial site visit,
 - was provided with pre-application advice,
 - The applicant was provided the opportunity to submit amendments to the scheme/address issues.
 - The application was referred to the Local Councillors prior to determination.

4. Relevant Planning History

- 4.1. 09/05885/FUL – erection of three bedroom dwelling and detached garage with access from Grassy Lane. Refused and dismissed at appeal.
- 4.2. 09/05883/FUL – erection of three bedroom dwelling with access from Kiln Lane. Refused and dismissed at appeal.
- 4.3. 13/05046/FUL – erection of three bedroom dwelling and detached garage with garden / store room under, retaining access from Grassy Lane. Permitted.

5. Issues and Policy considerations

Principle and Location of Development

ALP: C16 (Hawks Hill / Harvest Hill)

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS12 (Housing provision)

DSA: DM1 (Presumption in favour of sustainable development),

Draft New Local Plan: CP1 (Sustainable Development), CP2 (Overall Spatial Strategy), CP3 (Settlement Hierarchy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.1. The application site is located within the Hawks Hill / Harvest Hill zone, an area for which there is a specific policy, C16, in the adopted Local Plan. The supporting text to the policy identifies the character of the area as being semi-rural, surrounded and dominated by open countryside which is in the Green Belt and an Area of Attractive Landscape. Whilst residential development is not precluded in this area the aim of the policy is to control development so that it maintains the area's low density, well-landscaped and semi-rural character. Areas of green space, both those formally designated under Policy L3, and those that are not, are recognised as making a particular contribution to the character and amenity of the area and should be retained.
- 5.2. Policy C16 does allow for development within the Hawks Hill / Harvest Hill area, provided that it complies with the specific requirements of the policy. The policy itself stipulates that development will not be permitted where it would introduce an urban character to the area, through design, density, layout or location or where it would necessitate highway improvements which would destroy or damage features which contribute to the landscape character of the area. Proposals should be for individually designed buildings in their own substantial grounds with an informal layout commensurate with the semi-rural character of the area. Landscaping details should reflect the semi-rural nature of the area. Infill or subdivision of plots will not be allowed where it would result in urban forms out of character with the surrounding area.
- 5.3. The supporting text adds that where development of more than one dwelling is proposed it should retain the characteristics of an informal arrangement of individual houses in their own grounds and should avoid the creation of formal housing estates. The use of hard surfacing and walling is generally inappropriate.
- 5.4. The grant of permission in 2013 for the erection of a dwelling on the eastern part of the site has established the principle of residential development on the site, and there is of course an existing dwelling at Formoso. This proposal would in effect increase the number of dwellings on the combined site from two to four. The details of the scheme will be assessed in the following sections of the report.
- 5.5. Since that permission was granted the Council has progressed the preparation of the new Wycombe District Local Plan. The Regulation 19 publication has completed a period of consultation and is therefore a material consideration to which regard must be had. Of particular relevance are Policies CP2 and CP3, this site being within the settlement boundary for Bourne End / Wooburn.
- 5.6. The intention of emerging policy CP2 and CP3 regarding this area is that residential development will be acceptable in principle, but this will of course be subject to the full suite of development management policies, including in particular DM32, DM34 and DM35, which should together combine to shape development to the quantum and form most appropriate to the locality. As such it should not be assumed that development at Hawks Hill / Harvest Hill should or could adopt an intensive urban character.
- 5.7. It should also be noted that the Parish Council is actively pursuing a Neighbourhood Plan to complement the Local Plan in due course, and that this may well include policy akin to the current LP Policy C16. It should also be noted that there is a significant level of unresolved objections to draft policy DM32 specifically citing the absence of 'C16' criteria for this area. As such only limited weight should be given to any parts of the emerging plan that pull against adopted Policy C16 prior to the examination of the plan.
- 5.8. Taking into account both the policy context and the planning history of the site some form of residential development is acceptable in principle. The remainder of the report addresses the details of the scheme and whether they comply with all the relevant policies.

Affordable Housing and Housing Mix

ALP: H9 (Creating balanced communities)

CSDPD: CS13 (Affordable housing and housing mix), CS21 (Contribution of development to community infrastructure)

Draft New Local Plan: DM22 (Housing Mix), DM24 (Affordable Housing)

Planning Obligations Supplementary Planning Document (POSPD)

- 5.9. The site is located in a rural area where developments of 5 or more dwellings, or on sites exceeding 0.16 ha in size, or which exceed 1000 square metres in floor space, will normally be required to provide affordable housing. Whilst affordable housing will normally be provided on site, in some circumstances off site provision or a commuted sum to provide affordable housing will be acceptable. In this instance the applicant has agreed on principle to offer a commuted sum.
- 5.10. As set out in the Planning Obligations SPD (April 2013), where the Council agrees to a financial contribution in lieu of on or off site provision, this should be of broadly equivalent value to the provision that would have been provided on site. Using the methodology set out in the SPD the proposed development would provide 54 bedspaces. Part of the site is previously developed land (Formoso), with the majority (84%) being a greenfield. Affordable housing should be provided at a level of 30% bedspaces on previously developed land which is not employment land, and 40% on green field land. In this instance this equates to the provision of 21 bedspaces as affordable housing.
- 5.11. The exact level of contribution has not, at this stage, been agreed. However, given that the applicant has indicated a willingness to make the appropriate provision, subject to the conclusion of a S106 agreement to secure the required amount, there is no objection in principle to the application on affordable housing grounds.

Transport matters and parking

ALP: T2 (On – site parking and servicing), T5 and T6 (Cycling), T7 (Public transport), T8 (Buses)

CSDPD: CS16 (Transport), CS20 (Transport and Infrastructure), CS21 (Contribution of development to community infrastructure)

DSA: DM2 (Transport requirements of development sites)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.12. It is proposed to access the site using the existing shared private driveway onto Kiln Lane. A previous application for development on the site taking access from Kiln Lane was dismissed at appeal, however this involved creating an entirely new access removing a substantial section of the roadside bank, which was judged to have an adverse impact on the character of the area.
- 5.13. This application is supported by a Transport Statement which includes a topographical survey, speed survey and survey of traffic volumes. This then sets out the required vision for the access to meet guidance in Manual for Streets, commensurate with the site conditions. This demonstrates that the existing access can achieve a satisfactory level of visibility with only minor alterations, including the widening of the access drive itself from 3 to 4.5 metres to allow two vehicles to pass.
- 5.14. The County Highway Authority has reviewed the submitted information and it is satisfied that the access will be of an appropriate standard to serve the development proposed without detriment to highway safety. Subject to appropriate conditions to secure the alterations the access arrangements are therefore acceptable.
- 5.15. The scheme would provide each dwelling with garaging and driveway parking spaces which would more than meet the requirements of the Buckinghamshire Countywide Parking Guidance for Residential Zone B, in which the site is situated. The guidance

requires the provision of 3 spaces per dwelling. The garages would provide space for cycle storage to meet the requirements of the guidance.

Raising the quality of place making and design / Landscape Issues

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), C16 (Hawks Hill / Harvest Hill) Appendix 1

CSDPD: CS19 (Raising the quality of place shaping and design)

DSA: DM11 (Green networks and infrastructure), DM13 (Conservation and enhancements of sites, habitats and species of biodiversity and geodiversity importance)

Draft New Local Plan: CP8 (Sense of place), DM32 (Landscape character and Settlement Patterns), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality),

- 5.16. The site is not located in an area designated for its landscape importance. It is located between two areas of Green Space, to the east and west, and the land on the opposite side of Kiln Lane is within the Green Belt and an area of attractive landscape. It is located within the Hawks Hill / Harvest Hill area where policy C16 sets out various criteria for development to ensure that it is in keeping with the semi-rural character of the area. Essentially this is that dwellings should be individually designed, located within spacious plots, in an informal layout, and should not require highway improvements which would have an adverse impact on the character of the area.
- 5.17. The overall site area is just under one hectare, and, with four units proposed the overall density is therefore four dwellings per hectare, indicating a fairly spacious development which is not dissimilar to others in the vicinity. Each plot is spacious with a good amount around all sides of each dwelling, giving a good degree of separation between the houses.
- 5.18. The architect has opted for an arts and craft style approach for the design of the dwellings, however each house is of an individual design. As can be seen from the site layout each house has a different footprint, both in terms of size and layout, differing roof forms, rooflines and projections. Due to the levels on the site each dwelling has also been designed to work with the levels on its particular plot, with some changes in level between different parts of the house, for instance on Plots 3 and 4, with the garages also set at different levels relative to their parent property. The layout is relatively informal, with Plot 1 oriented roughly east – west to face the existing access drive, plot 2 aligned north east – south east, and Plots 3 and 4 roughly north east – south east but at a slight angle to each other.
- 5.19. In terms of appearance, whilst displaying a similar style the four houses will be identifiably different, using different design features such as tile hanging and two storey glazing. The differences are less evident on the two dimensional plans than would be apparent in three dimensions where the use of different projecting features will give each house a distinct appearance. Indicative details of materials have been provided showing the use of render, good quality brick and clay tiles. Plot 3 would have quite significant areas of render, as would Plot 4 to a lesser extent. Plot 1, however would be only brick, and Plot 2 would be mainly brick with some small areas of render. Materials would be approved by condition and this could introduce further variation in the appearance of the houses. The scheme is therefore considered to meet the parameters of Policy C16 in terms of achieving a spacious design of individually designed dwellings.
- 5.20. As referred to above the site is quite steeply sloping, and some excavation will therefore be required to provide level areas for the dwellings, however the scheme has been designed around the levels by varying the floor levels. The development will be cut into the slope, rather than built out from it, which will embed it better into the surrounding landscape. Each house will have a terrace immediately to the rear to provide a level area but the remainder of the garden areas will retain the natural

slope.

- 5.21. The site benefits from mature trees along its east boundary to the bridleway, the south boundary to Grassy Lane (some of which are protected by a TPO), and along parts of the boundary with Kiln Lane. A tree survey was submitted with the application identifying the majority of these as category B trees, and the layout has been designed so that these trees are retained as part of the development. This is of benefit both in terms of retaining the visual amenity provided by the trees and by providing a framework and some screening for the development, to enable it to assimilate into the landscape.
- 5.22. The development is set well in from the public site boundaries. The house on Plot 1 is set back by about 15 metres from Kiln Lane, and Plot 2 by over 16 metres. It would be closer to the bridleway (about 10 metres from the nearest corner of the garage) but this plot is cut into to the slope on the east side and set at a much lower level than the bridleway. Plot 3 is similarly cut in on the east side when viewed from the bridleway and is over 20 metres from Grassy Lane, from which it is set down such that the eaves of the house would be roughly level with the level of the lane at the existing gateway.
- 5.23. The plans also indicate significant opportunities for new planting within the development, including hedging on the plot boundaries to separate the gardens, trees within these hedges and around the development, and additional planting along the Kiln Lane boundary. The supporting documents indicate that the new trees would be of good size and suitable native species. Appropriate conditions would be required to secure tree protection measures during construction, a method statement to ensure the construction did not prejudice the retention of the trees, and details of the additional planting.
- 5.24. Taking the design, layout, levels and screening into account it is concluded that the development would not have an adverse landscape impact on either the immediate surroundings or longer views. It would not, therefore harm the character of the area and is acceptable.

Amenity of existing and future residents

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) Appendix 1

CSDPD: CS19 (Raising the quality of place shaping and design)

Housing intensification SPD

Draft New Local Plan: DM35 (Placemaking and Design Quality), DM40 (Internal space standards), DM41 (Optional Technical Standards for Building Regulations Approval)

- 5.25. The dwellings would all be spacious houses with generous living accommodation and garden areas which would create an attractive living environment for future occupiers. The degree of spacing between the houses is such that, combined with the orientation, the dwellings would not give rise to mutual overlooking or loss of privacy to the dwellings or the gardens. Some flank windows will require obscure glazing but these are generally either secondary window or light non-habitable rooms.
- 5.26. On Plot 1 the window in the flank elevation of the garage needs to be obscurely glazed to prevent overlooking to Plot 2. Although the south elevation of the house faces Apple Tree Lodge this is at a distance of 28 metres, with the new house at a lower level, and this would not, therefore, result in undue loss of privacy. On Plot 2 the side facing rooflights to the games room require obscure glazing along with the side facing window to bedroom 2 which would look towards the garden of Plot 1.
- 5.27. Plot 3 has first floor flank windows to the dressing rooms and en-suite and at second floor to the en-suite and bedroom suite facing Plot 4 which need to be obscurely glazed. Plot 4 has a utility and en-suite window facing towards Apple Tree Lodge and it is considered appropriate to require them both to be obscurely glazed. Similarly the first floor windows and rooflights in the elevation facing Plot 3 need to be obscured.

- 5.28. The only neighbouring dwellings near the development are Apple Tree Lodge and Aston House. Plot 4 would be to the south east of Apple Tree Lodge and is on higher ground. The plans were amended to reduce the size of the garage and increase the space between the new house and shared boundary. The two would now have an acceptable relationship and the new house would not be overbearing, result in undue loss of privacy or light. Plot 1 is at a lower level than Apple Tree Lodge and well separated and would not adversely affect its amenity.
- 5.29. Aston House shares boundaries with both Plot 3 and Plot 4. The two storey part of the house on Plot 4 is 23 metres from the boundary with Aston House and the house on Plot 3 is set further away than the house on Plot 4. These houses would not therefore result in any adverse impacts in terms of light, outlook or privacy.

Environmental issues

CSDPD: CS18 (Waste, natural resources and pollution)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 5.30. The site is located adjacent to a former landfill site (to the east) of the site. Environmental Services has not raised any objection to the development on this basis but an informative drawing this to the applicants attention has been suggestion as this may have a bearing on the details of the construction of the houses.
- 5.31. The site is not currently connected to mains foul drainage. The supporting information submitted by the applicant states that they understand that there is a public sewer in Kiln Lane but do not know if it would be feasible to connect to this, given that there should not be any work to the banks along Kiln Lane. As a fall back position, if connection to the public sewer is not possible, the development would be served by septic tank.
- 5.32. There is sufficient space within the site for refuse storage and the Highway Officer is satisfied that a refuse vehicle could achieve satisfactory access.

Flooding and drainage

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

Draft New Local Plan: DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 5.33. The site is not identified as being in a flood risk area, nor is there a risk of surface water flooding. Kiln Lane does have a low risk of surface water flooding (likely to be linked to the topography) and the Highway Officer has therefore requested a condition that details of the surface water drainage for the access should be approved. This would be to ensure that water from the development does not drain onto the public highway.
- 5.34. The scheme would increase the areas of hardsurfacing compared to existing. The plans indicate that it is proposed to use permeable surfacing for the driveways. A condition will be imposed requiring approval of surface water drainage.

Ecology

CSDPD: CS17 (Environmental assets)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

- 5.35. With the exception of the part of the site occupied by Formoso the majority of the site is undeveloped land which is of potential ecological interest. Previous applications on the site have been accompanied by ecological reports and relevant surveys. The information initially submitted was not sufficiently up to date, having been prepared for a previous application, and the applicant was therefore asked to provide an updated ecological report. In addition to this a new reptile survey and a Red Kite and

- breeding bird survey were required, which could only be carried out at particular times of year. These surveys have been carried out and the survey reports provided.
- 5.36. The majority of the site where development would take place is grassland and scrub, with mature trees / woodland mainly around the periphery of the site where it would not be disturbed by the new buildings or access road. These woodland areas to the east and south west of the site are identified as being of ecological and nature conservation value. The scheme retains the mature trees which are of visual significance, and suitable protection measures could be put in place during construction of the development to ensure that this area and the associated habitat is not disturbed.
 - 5.37. The vegetation in the central part of the site will be removed to enable the development to be built. This results in the loss of wildlife habitat from the site. Although it has not been identified as being of high ecological or nature conservation value the Council's Natural Environment was nevertheless concerned that the site would not achieve a net gain in biodiversity and advised that in this instance a biodiversity accounting exercise should also be undertaken, prior to determination of the application. This too has now been carried out and the report submitted.
 - 5.38. The survey information has identified that the buildings on site are not suitable as bat roosts, but the mature trees could provide roosting opportunities. Since these are to be retained the scheme does not raise any issues with regard to impact on bat roosts. A single badger hole is located in the north east corner of the site, in an area which would not be disturbed by the development. However mitigation will be required as part of site clearance and construction process.
 - 5.39. The trees, hedges and scrub do provide potential nesting sites for breeding birds. Site clearance works will therefore need to take place outside the bird breeding season, or immediately after an ecologist has confirmed breeding birds are absent.
 - 5.40. The reptile survey found only one slow worm on the final visit to the site. This indicates that whilst present the population is low and the site is relatively unimportant for the local reptile population. The site has a low likelihood of Great Crested Newts being present. The updated survey recommends a two phase cutting regime of vegetation in areas suitable as reptile habitat to encourage reptiles to leave the development area.
 - 5.41. The Red Kite survey did not find any nests within the application site although one was observed on adjacent land to the south east. That nest was active at the time of the first two survey visits but not the third. The ecological report recommends a check by an ecologist for the presence of nesting kites prior to commencement of development.
 - 5.42. The Ecological Mitigation and Management Plan January 2018 submitted in support of the application includes the biodiversity accounting exercise requested by the Natural Environment Officer. This shows the retention of 0.17ha of woodland around the east and south boundaries of the site, and the creation of new habitat, including the gardens, a new pond in the rear garden of Plot 1, species rich hedge planting around and between the plots. The report also recommends erecting a post and rail fence to separate the woodland from the more formal gardens to reduce "trampling pressure" from residents and encourage woodland regeneration, and the provision of a "bio diversity information pack" to homeowners to explain the habitat creation, enhancement and additional biodiversity enhancement measures and options for maintenance and monitoring.
 - 5.43. The accounting exercise nevertheless showed a slight reduction in habitat biodiversity value. To offset this additional measures are proposed, including the provision of 8 bat boxes on south facing elevations of the houses and 20 bird boxes in the mature trees, of varying types to provide nesting opportunities for different species. Taking into account these additional measures the report concludes that the

development will have a neutral to slight positive overall biodiversity impact.

- 5.44. Having reviewed all the submitted reports and information the Council's Natural Environment Officer is satisfied that with suitable conditions in place to secure the protection, mitigation and enhancement measures proposed, the development would not result in a net loss of biodiversity or harm to protected species.

Building sustainability

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Draft New Local Plan: DM39 (Optional technical standards for Building Regulation approval)

- 5.45. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have previously been necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is only considered necessary to condition water efficiency. This can be achieved by imposing a condition to require the development to meet a standard of 110 litres / head / day.

Infrastructure and Developer Contributions

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth)

- 5.46. The development is a type of development where CIL would be chargeable.
- 5.47. It is considered that there would not be other types of infrastructure, other than the provision of affordable housing, that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.
- 5.48. The Planning Obligations SPD sets out the Local Planning Authority's approach to when planning obligations are to be used in new developments.
- (a) Having regard to the statutory tests in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that a planning obligation is required to be secured within a section 106 agreement for Affordable housing.
- 5.49. The applicant has confirmed that he is willing to enter into a legal agreement.

Weighing and balancing of issues – overall assessment

- 5.50. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.51. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a) Provision of the development plan insofar as they are material
 - b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
 - c) Any other material considerations
- 5.52. As set out above it is considered that the proposed development would accord with the development plan policies.

Recommendation:

Minded to grant permission subject to completion of a Planning Obligation or other agreement

That the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation is made to secure Affordable housing, or to refuse planning permission if an Obligation cannot be secured

It is anticipated that any permission would be subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 16 KLB SL1, 16 KLB SP2 Rev D, 16 KLB SP3 Rev A, 16 KLB E1 Rev A, 16 KLB E2 rev A, 16 KLB E3 Rev A, 16 KLB E4 ev A, 16 KLB P1 Rev A, 16 KLB P2 Rev A, 16 KLB P3 Rev A 16 KLB P4 Rev A and 15050/101 unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
- 4 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory appearance.
- 5 The finished floor and ground levels after the completion of the development shall accord with the approved details on drawing 16 KLB SP2 Rev D or shall accord with any alternative details that are submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area.
- 6 A revised Arboricultural Method Statement (AMS) including a Tree Protection Plan (TPP) in accordance with the British Standard 5837:2012 Trees in relation to demolition, design and construction - Recommendations, shall be submitted to and approved in writing by the Local Planning Authority before any development or other site clearance works take place. The AMS shall include:
 - a) Detailed plans showing location of the protective fencing including any additional ground protection whether temporary or permanent;
 - b) Details as to the location of proposed and existing services and utilities including drainage, where these are close to Root Protection Areas (RPAs);

- c) Details as to the method, specification and materials to be used for any "no dig" surfacing, and; (and the area within the development to which it applies).
- d) All phases and timing of the project in relation to arboricultural matters and details of supervision by a qualified arboriculturist.

Unless otherwise first agreed in writing by the Local Planning Authority, the development shall thereafter be carried out strictly in accordance with the AMS.

Reason: To ensure the satisfactory protection of retained trees in the interests of visual amenity. A pre-start condition is necessary to ensure that protection measures are in place prior to the commencement of work on site.

- 7 Prior to the commencement of any works on the site, a plan detailing the management of construction traffic (including vehicle type, frequency of visit, the internal loading / unloading area, routing strategy and parking of site operatives vehicles) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved management plan.

Reason: This is a pre-commencement condition as development cannot be allowed to take place which in the opinion of the Highway Authority could cause danger, obstruction and inconvenience to users of the highway and of the development.

- 8 No other part of the development shall take place until the access has been widened and the vision splays provided in accordance with the details shown on drawing no. 15050/101.

Reason: To ensure the provision of satisfactory access to the site in the interest of the safety and convenience of users of the highway and the access. A pre-start condition is required to ensure that adequate access is provided during construction of the development.

- 9 Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order) no gates, fences, walls or other means of enclosure other than those shown on the approved plan shall be erected along the site frontage within 15 metres of the edge of the carriageway.

Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users.

- 10 No wall, fence, hedge or other means of enclosure shall be provided along the site frontage with Kiln Lane exceeding a height of 0.6 metres above the base of the graded bank to the east of the centreline of the site access for a distance of 30 metres.

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.

- 11 No development other than site clearance shall take place until details of surface water drainage, including drainage of surface water from the access, have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b) include a timetable for its implementation; and
- c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The dwellings hereby permitted shall not be occupied until the surface water drainage has been installed in accordance with the approved details.

Reason: To ensure the provision of suitable surface water drainage and to ensure surface water does not drain onto the highway. A pre-start condition is necessary as the drainage works may need to be installed underneath other parts of the development.

- 12 Prior to the commencement of development, including site clearance, the existing vehicular access onto Grassy Lane shall be stopped up. Thereafter, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order), no new vehicular access onto Grassy Lane shall be created without the express planning permission of the Local Planning Authority.

Reason: To protect the character of the area and to ensure that construction traffic does not use Grassy Lane to access the site. A pre-start condition is required to ensure that construction traffic does not attempt to access the site via Grassy Lane.

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, E and F of Part 1 and Classes A and B of Part 2 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality and the ecology and biodiversity of the site.

- 14 Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the flank elevation of the garage on plot 1, the side facing window to bedroom two and the rooflights to the games room both in the left flank elevation of plot 2, the side facing dormer and the rooflights in the first and second floor right flank elevation of plot 3 and the utility and en-suite window in the right flank elevation of plot 4 shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties.

- 15 No part of the development shall be occupied before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the retention of important trees and shrubs, incorporate the recommendations in the Applied Ecology Ltd Ecological Mitigation and Management Plan January 2018 and Ecological Appraisal July 2017 and the provision for;

- * screen planting to protect visual amenities of neighbouring properties;
- * screen planting to soften the appearance of the proposed development in public views; in particular views from Kiln Lane
- * native planting to reflect the semi-rural context of the application site;
- * structural planting of a scale and size relative to the development to soften the appearance of the development and to provide a high quality environment
- * structural planting to help define different areas of outdoor space, in particular to differentiate between public and private space

The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 16 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

17 A scheme for the mitigation of the impact of the development on ecology shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The scheme shall be based on the recommendations at paragraphs 4.15 and 4.16 on pages 22 and 23 of the Applied Ecology Ltd Preliminary Ecological Appraisal dated July 2017 and include the following measures:

- * Any works to vegetation that might be used by breeding birds must be carried out outside the bird breeding season, i.e. outside March - September inclusive, unless first checked by a suitably qualified ecologist who has confirmed that breeding birds are absent.
- * a check by a suitably qualified ecologist for the presence of nesting Red Kites
- * vegetation in areas suitable as reptile habitat to be subject to a two phase cutting regime
- * the retention and protection of the outlier badger sett
- o *any temporary or permanent fencing to be installed on the site to be raised slightly off the ground (by 200mm) to allow unrestricted access for badgers through the site;
- * any deep excavations that are to be left open overnight to include a means of escape for any animals that may fall in;
- * where possible works to be limited to the hours from dawn to one hour before sunset;
- * where possible avoid the creation of large stock piles of earth which may prove attractive to badgers to excavate new sets;
- o *no pipework should remain open with an exposed ends capped-off at the end of the working day to prevent any animals entering pipework;
- * any new lighting to be designed to minimise light spillage with a preference for low bollard mounted lights and to be outside the woodland areas.
- * briefing of all site operatives / construction workers.

Thereafter the development shall not be carried out in accordance with the approved details.

Reason: To comply with the requirements of the Conservation (Natural Habitats &c) Regulations 2010, Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981 (as amended), and the Protection of Badgers Act 1992.

18 The development, hereby permitted shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.

Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).

19 Prior to the commencement of development details of the proposed foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Details shall follow the hierarchy of package treatment plant, septic tank, cess pit as set out in the Planning Practice Guidance. The foul drainage shall be installed prior to the occupation of the development in accordance with the approved details.

Reason: To ensure the provision of foul drainage in the interest of the amenities of the future occupier, and environmental protection. A pre-start condition is required as it involves the installation of drainage below ground which may need to be carried out prior to other parts of the development.

20 Prior to the occupation of the dwellings hereby permitted a 1.2 metre high post and rail fence shall be erected in the position shown on Figure 2.2 of the Applied Ecology Ltd Ecological Mitigation and Management Plan January 2018, separating the formal garden and woodland areas. The fence shall thereafter be retained as such.

Reason: To protect existing habitat of ecological and biodiversity value.

- 21 Prior to the commencement of site clearance works the details of the design and location of the 8 bat boxes and 20 bird nesting boxes and details of the proposed pond on plot 1 referred to in the Applied Ecology Ltd Ecological Mitigation and Management Plan January 2018 shall be submitted to and approved in writing by the Local Planning Authority. The nesting boxes shall be installed prior to the commencement of site clearance works and the bat boxes prior to the occupation of the dwellings, and shall thereafter be retained as such. Reason: To ensure the provision of measures to improve the biodiversity of the site.

INFORMATIVE(S)

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
 - offering a pre-application advice service,
 - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - by adhering to the requirements of the Planning & Sustainability Customer CharterIn this instance
 - the applicant/agent was updated of any issues after the initial site visit,
 - was provided with pre-application advice,
 - The applicant was provided the opportunity to submit amendments to the scheme/address issues.
 - The application was referred to the Local Councillors prior to determination.
- 2 You are advised that the development lies within 250 metres of a known landfill site and you may wish to satisfy yourself that the details of the construction of the proposals take the necessary account of the possibility of landfill gas from that source. If your proposal requires Building Regulation Consent this issue will be dealt with by the Building Control Division when a formal submission is made. However, this may require you to engage the services of a consultant with expertise in these matters.
- 3 It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.
- 4 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
- 5 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

Agenda Item 5. Appendix A

16/07347/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Mike Appleyard

Comments: The residents and I are prepared to relax our objection to the development here, but only if Grassy Lane is safeguarded from vehicle access in perpetuity. This is an important route that has already been hacked away by developers so far. We could not accept further development on an ancient bridleway. Without this restriction we will always resist development that ruins a well-liked feature of this area. Perhaps you would give this some thought and confirm WDC agreement to this condition. I hope that this concession will help regularise relationships with the Council regarding development in the area.

Councillor Tony Lee

Comments: I wish to object to this planning application on the grounds that it is an over development of a site which has experienced sustained development over a relatively short period. It is also in a semi-rural area which is seen across the valley and is changing the character of this particular part of Hedsor. If the officers are minded to grant planning permission, I would like this brought to the Planning Committee.

Amended plans: I have viewed the amended plans and am still of the opinion that this still appears to be an over development of this site. In the circumstances, I would still like this application to be brought to the Planning Committee for consideration.

Parish/Town Council Comments/Internal and External Consultees

Wooburn and Bourne End Parish Council

Comments: Strongly object on the grounds of overdevelopment on an inappropriate site with limited and hazardous access. We fully support the representations and the comments of the Environmental Officer.

Amended plans: Comments are the same as previously logged: Strongly object on the grounds of overdevelopment on an inappropriate site with limited and hazardous access. We fully support the representations and the comments of the Environmental Officer.

Arboricultural Officer

Comments: Plots 2 and 3 are the closed to the trees along the Eastern boundary however they appear to be just outside the root protection area (RPA). Changes in the levels are apparent however these are also just outside the RPA. The crown canopies extend beyond the RPA so some pressure for trimming back may be a future issue. Currently these trees are not protected but are on land owned by WDC and managed by the Parish Council. Preference for more trees planting along the Kiln Lane boundary. Possible condition that any tree works within the first five years is subject a condition seeking consent from WDC/WBEPC

Ecological Officer

Comments: The only ecological report submitted in this instance is for the small proportion of the site covered by the bungalow. The rest of the site has not been assessed in this instance, it was not assessed in 2013 (13/05046/FUL) and so the last ecological survey information provided for the greater part of the site was with the application in 2009 which included both a Phase 1 survey and a subsequent reptile survey. The surveys recognised the general ecological value of the site but no Protected Species were found at the time of survey. Ecological survey information is deemed sufficiently up to date if it not more than 1 -2 years old (depending on site and species). Considering that previous surveys were carried out in 2009 updated ecological survey information is required. There is a requirement for permissions to not result in a net loss in biodiversity,

considering the extent of the current proposals it is considered to be difficult to show that this won't occur. Certainly it will be a requirement for this to be proved and the starting point is new ecological surveys, including reptile surveys and use of the site by bats. Given the time of year, it is unlikely that surveys undertaken now will result in a sufficiently accurate record of ecological value of the site.

Further Comments: Despite reptiles not being found during previous surveys, it still remains the case that the habitat is suitable and a resurvey is necessary to ascertain presence/absence and numbers if present. This can only be undertaken during suitable conditions within between April and September. A Red Kite and breeding bird survey is also necessary as a lot of habitat used by them would be destroyed. The extent of habitat to be destroyed is quite significant and there are very limited opportunities to provide ecological enhancements. Therefore I am concerned that this site would not achieve a net gain in biodiversity as required by the NPPF. I therefore think that it would be appropriate to require a biodiversity accounting exercise to be undertaken (I suggest the use of the Environment Bank's metric), to address this concern. An ecological mitigation and management plan will then be necessary. This all needs to be done prior to a decision.

Comments on additional survey information: The latest ecology report by Applied Ecology includes the reports of recent updated survey reports which I said were required in my previous comments. A single record of a slow worm has now been found on the site, this is not considered to raise a serious problem to development of the site as mitigation measures can manage this. Red Kites are not nesting on site (although they did try and fail to nest in the vicinity), mitigation measures can ensure that harm is avoided. Breeding birds do use the site but the destruction of their habitat can be timed so as to not cause an offence. Badgers and bats are also a consideration but they can also be dealt with through mitigation measures. The report fails to address the requirement for a biodiversity accounting exercise to be undertaken and so although it is known that the development of the site will result in the loss of habitat, this has not been quantified and nor have the ecological enhancement measures suggested. It is necessary for a biodiversity accounting exercise to be undertaken and for enhancement measures to be designed to address the loss created through quantified enhancement to ensure that there is a biodiversity net gain. It is possible that enhancements could require alterations to the proposals and so it is necessary for this to be dealt with prior to a decision.

Final Comments: The AEL Ecological Mitigation and Management Plan includes calculations which quantify the value of the habitats on site and the net situation after construction. There will be a net loss in biodiversity with regards to the calculations of 1.07 credits even after the proposed enhancements are included. A loss of this extent would often be dealt with through offsetting on to another site, however the costs of such an approach could be substantial and until local system has been put in place for Bucks, it is acceptable to find other ways to deal with this situation. In this instance the proposal is to include bird and bat boxes (which are not included in the metric) in to the scheme to help compensate for the loss. This approach is considered appropriate considering the circumstances. It will be necessary for further details to be supplied, however it is acceptable for this to be dealt with by condition. The following further information is necessary: Details of where all the mitigation (e.g. hedgehog holes in fences) compensation (e.g. new habitat creation) and enhancement (e.g. bird and bat boxes) measures will be located and specification for them including plans and illustration to make it clear. Details for how retained habitat will be protected through the development (e.g. simple construction environmental management plan). Details for how ecological features will be managed, maintained and monitored in the long term and how this will be funded.

Control of Pollution Environmental Health

Comments: As the applicant has not specified the method of foul sewerage disposal, development cannot commence unless further details are submitted, as required by national guidance 'Planning Practice Guidance - water supply, wastewater and water quality' requires that, should a connection to the mains sewer not be practical, then a strict hierarchy of non-mains foul drainage methods must be followed, in order of preference - package treatment plant, septic tank, and cess

pit. Also the applicant's attention is drawn to the fact that the application site is adjacent to a closed landfill site ' see informative below.

No objection subject to the following condition and informative: Condition ' Non-Mains Foul Drainage. No foul drainage scheme shall be installed unless it is in accordance with Planning Practice Guidance - water supply, wastewater and water quality. Details of the scheme shall be submitted to and approved in writing by the Local Planning Authority. Such details must follow the hierarchy of package treatment plant, septic tank, cess pit as set out in the Practice Guidance. Reason ' in the interests of residential amenity & environmental protection.

Informative - Proximity to Landfill Sites You are advised that the development lies within 250 metres of a known landfill site and you may wish to satisfy yourself that the details of the construction of the proposals take the necessary account of the possibility of landfill gas from that source. If your proposal requires Building Regulation Consent this issue will be dealt with by the Building Control Division when a formal submission is made. However, this may require you to engage the services of a consultant with expertise in these matters.

County Highway Authority

Comments: It is noted that the visibility splays for the development are at the extent of acceptability due to the profiling between the edge of the Kiln Lane carriageway and the site. Nonetheless, even when taking into account both horizontal and vertical alignment of the highway in this location, the splays are achievable.

I also recognise that the speed surveys undertaken in order to establish the existing 85%ile speeds on Kiln Lane took place during the school summer holidays. However, I am confident that the nature and alignment of this road is the significantly prominent factor in determining these speeds rather than term-time flows. Therefore, I do not consider that the aforementioned time period would have a material impact in terms of the production of reliable data.

Whilst the submitted Highways Statement and proposed plans indicate that refuse collection will take place in the form of kerbside collection, the bin store location for the development is located further than resident haul distances as recommended within the Approved Document to Part H of the Building Regulations (2000). That said, the development also features a Type B turning head, which would allow refuse and delivery vehicles to both access and egress the site in a forward gear.

Ergo, in consideration of the achievable visibility splays, proposed width improvements to the existing access point, internal manoeuvrability, parking provision and closure of Formoso access on Grassy Lane, I do not have any objections to this application with regard to highway issues subject to the following conditions:

Details of surface water drainage from the access road to be agreed; removing permitted development rights for gates; restricting means of enclosure along Kiln Lane; construction traffic management plan to be agreed.

Representations

One comments have been received supporting the proposal:

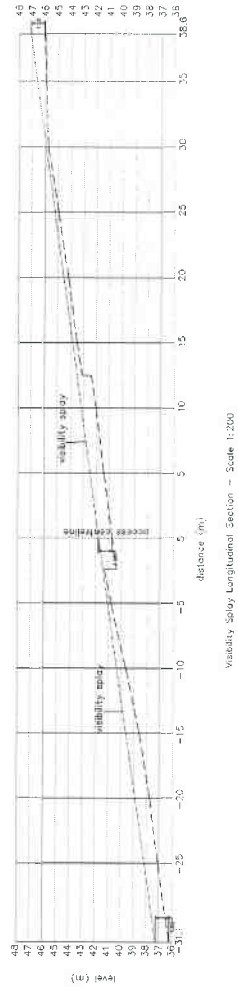
- No objection as an immediate neighbour of the site.
- A balanced design with individual houses in individual plots.
- Welcome the closure of access onto Grassy Lane.
- Disagree with the Parish Council that the access is hazardous. Have used the access for 10 years without feeling it is dangerous. We have never had an accident and do not know of any at the entrance.

Three Neutral Comments – not objecting or supporting but making observations, one of which on behalf of HHWRG:

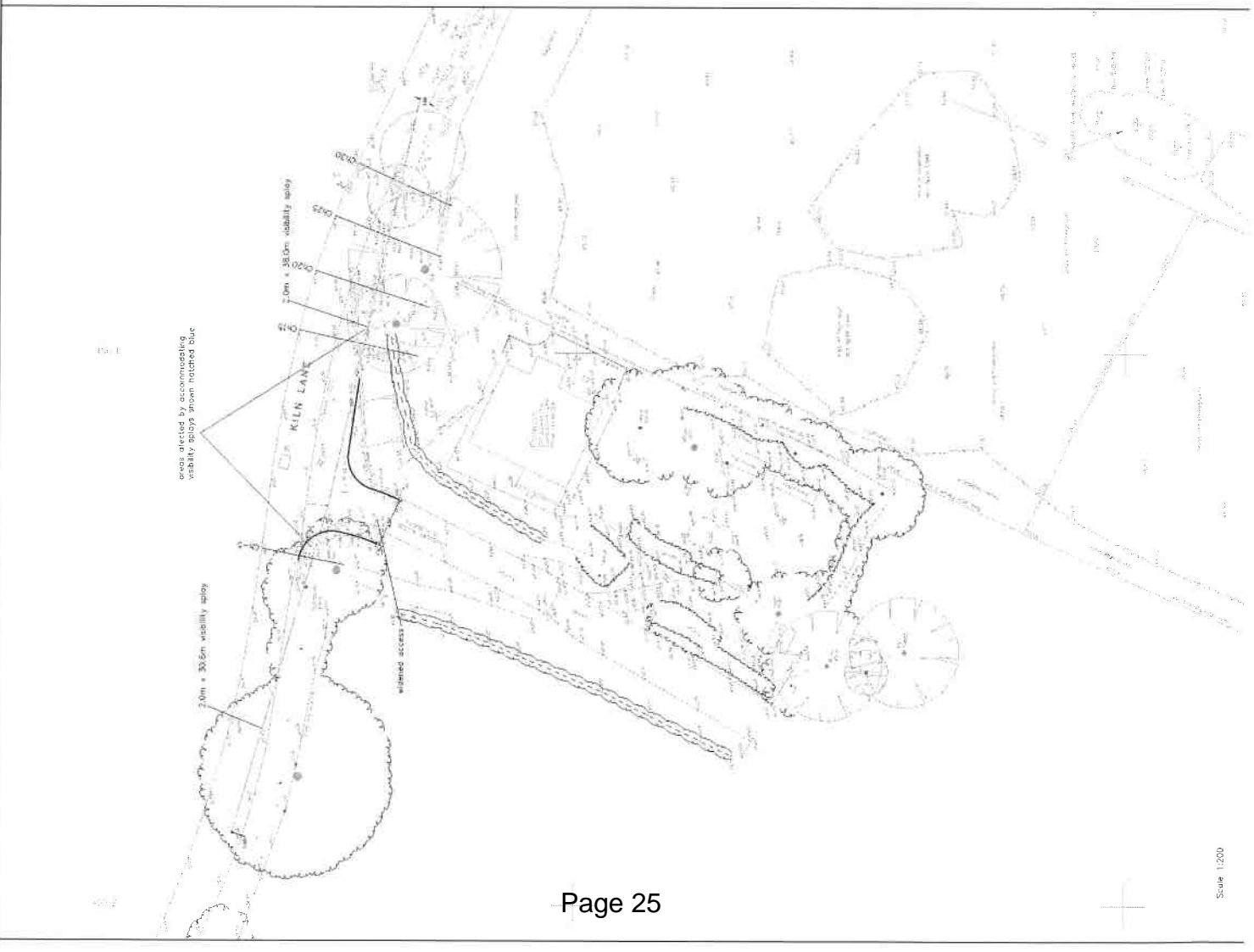
- This amounts to two additional houses to the approved and existing properties.
- Welcome the closure of access onto Grassy Lane.
- Concerned that the house designs are very similar which would conflict with Policy C16.
- There should be no alterations to the banks and hedges of Kiln Lane permitted in any approval, both during and after construction.
- A comprehensive transport management plan is needed to protect the character of Kiln Lane and users of the busy narrow lane during construction.
- Reinstatement of the hedges and trees previously removed along Kiln Lane should be required.
- The gate between plot 3 and Grassy Lane should be removed.
- There should be no access permitted at any time for construction traffic via Grassy Lane, including workers vehicles, and parking.
- Future development rights should be removed, particularly for plot 3.
- There is a weight restriction at Cores End roundabout so all heavy construction vehicles should approach from the top of Kiln Lane.

One objection making the following comments:

- Object to more development in Hedsor.
- Permission has recently been granted in the vicinity for the Millgate development so there may be two sets of construction traffic at the same time.
- The roads are in an unsuitable condition to carry heavily laden lorries due to poor surfaces and extremely narrow widths.
- Concern over highway safety from additional construction and residential traffic.
- There have been no improvements to services to the existing houses from the developments so far. Concerned about the impact on water pressure.



Visibility Spray Longitudinal Section - Scale 1:200

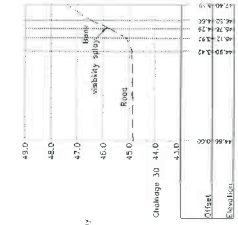
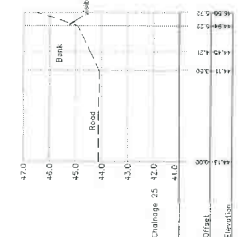
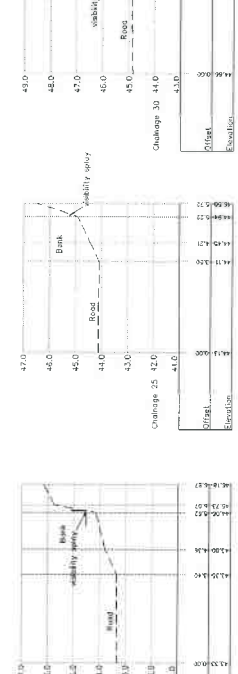
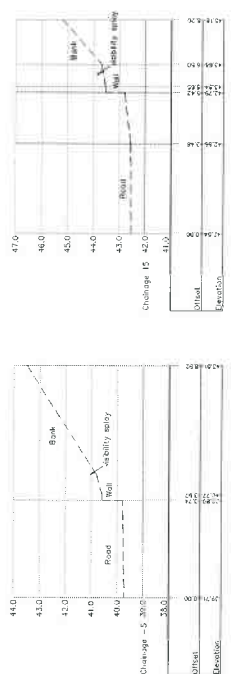


areas alerted by accompanying visibility sprays shown hatched blue

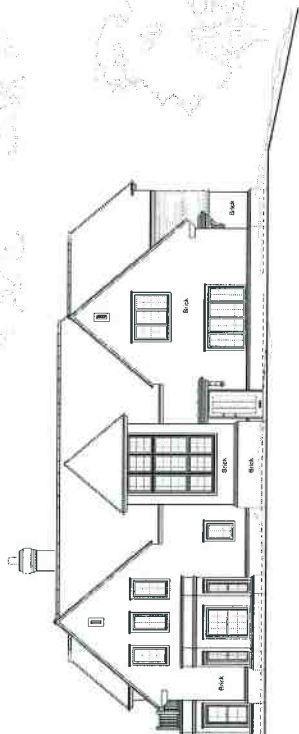
20m x 300m visibility spray

20m x 300m visibility spray

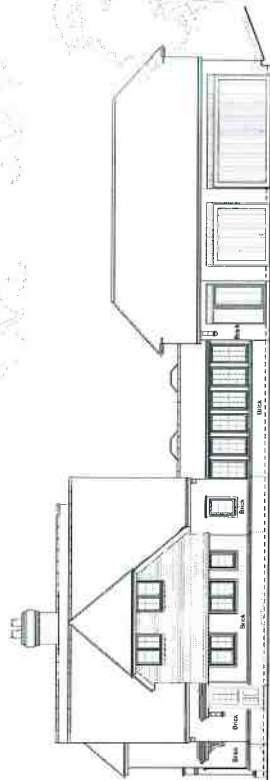
walled access



Cross Sections of Visibility Sprays - Scale 1:100



FRONT ELEVATION



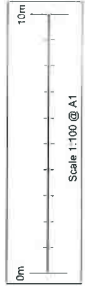
RIGHT FLANK ELEVATION



LEFT FLANK ELEVATION



REAR ELEVATION

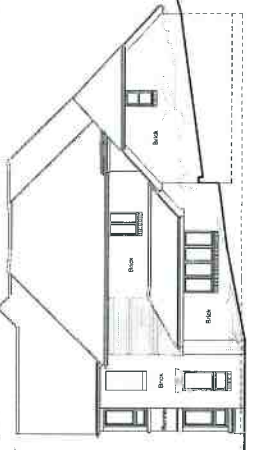


				Client: LEYWOOD ESTATES LTD Project: RESIDENTIAL DEVELOPMENT		Sheets: Planning	
The Old Brewery 118 2, Victoria Road Wokingham, RG40 3JQ UK Tel: 0118 561 1100 Fax: 0118 561 1101 Email: info@dparchitects.co.uk Web: www.dparchitects.co.uk		16 KLB E1 Rev: A Date: 23.03.16 Drawn: 11.05.16 @ A1 Check:		Looking For: FORMOSA, KILN LANE, BOURNE END, BUCKS SLB 53E Planning Ref: 16 KLB E1 Date: 23.03.16			

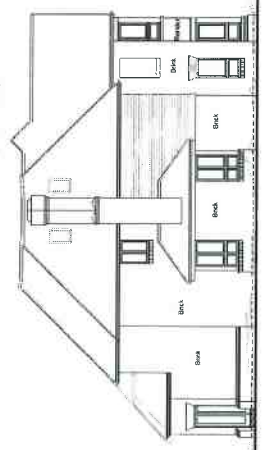
© Only to be used for the project and site specified. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the author or copyright holder. All other rights reserved.



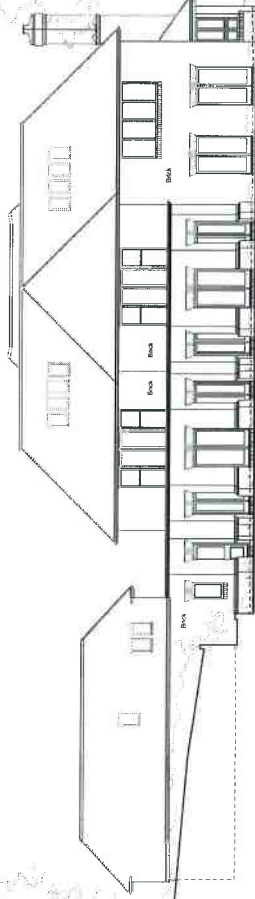
FRONT ELEVATION



RIGHT FLANK ELEVATION



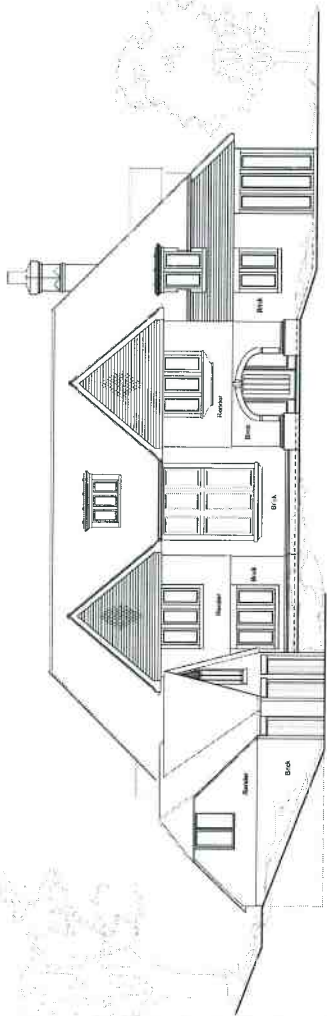
LEFT FLANK ELEVATION



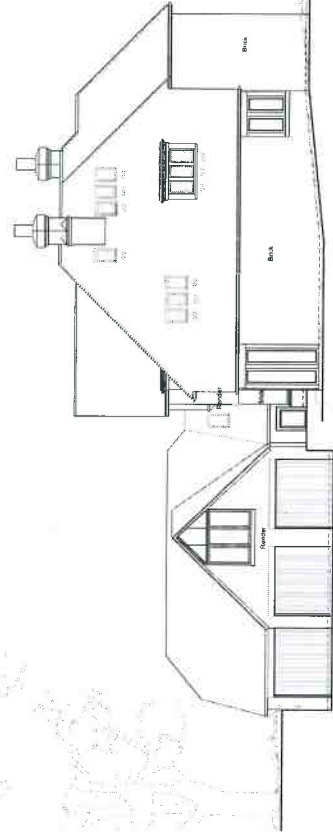
REAR ELEVATION



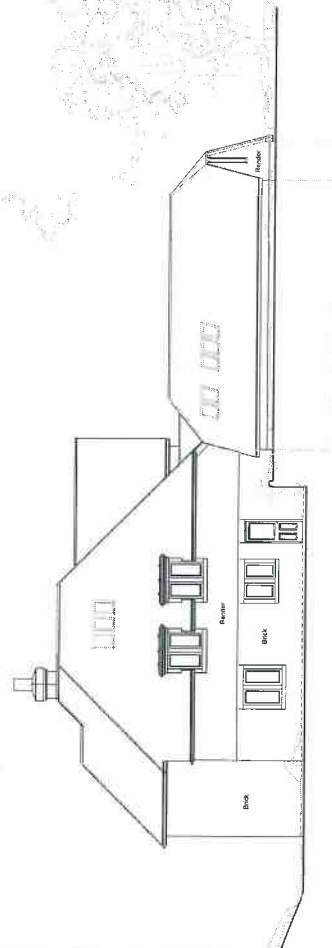
 <p>The Old Brewery Tap 100, High Street Walsingham Norfolk NG24 0JF Telephone: 01473 501000 Fax: 01473 501001 Email: enquiries@dparchitects.co.uk Web: www.dparchitects.co.uk</p>		Client: LEYWOOD ESTATES LTD Project: RESIDENTIAL DEVELOPMENT	Status: Planning	Location: FORMOSCO, KILN LANE, BOURNE END, BUCKS SL9 5JE Drawing Title: Plc1/2 Elevations Drawn By: ML Scale: 1:100 B.A.1 Date: 23.02.15	No: 16 KLB E2 Rev: A 
		Only to be used for planning and/or building purposes. All figures are approximate. Copyright is reserved by David Power Architects, Ltd. This drawing is the property of David Power Architects, Ltd. Copyright is reserved by their and shall not be reproduced without their consent in writing by David Power Architects, Ltd.			



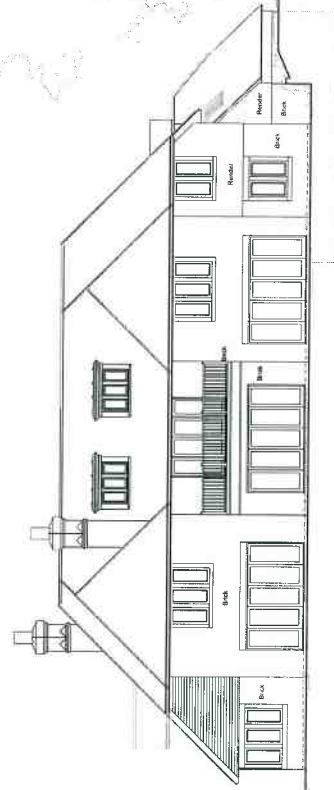
FRONT ELEVATION



RIGHT FLANK ELEVATION



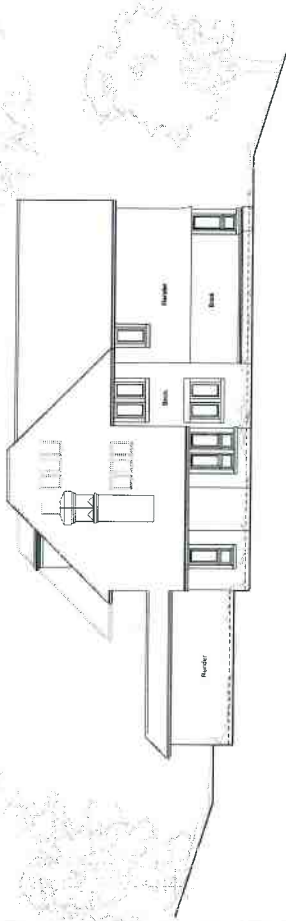
RIGHT FLANK ELEVATION



REAR ELEVATION



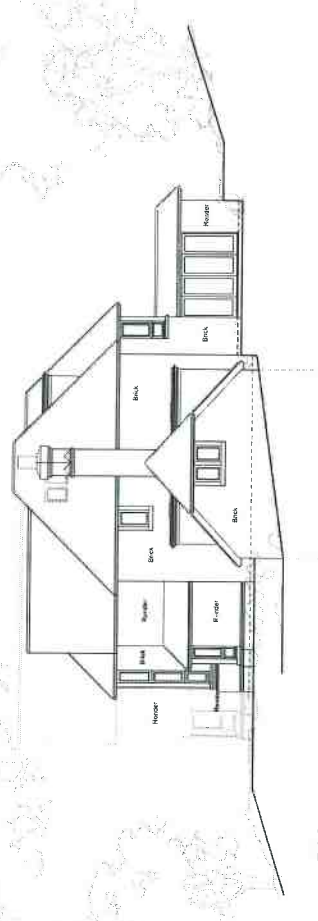
					
<p>The Old Brewery Tap Wantage Cheriton, Oxfordshire, OX9 3BU</p>		<p>01235 851016 01235 851017 www.dpaarchitects.co.uk</p>		<p>Drawn by Checked by Date Scale 1:100 @ A1 23.03.15</p>	
<p>design planning inspiration</p>		<p>Project RESIDENTIAL DEVELOPMENT</p>		<p>Client LEYWOOD ESTATES LTD Planning</p>	
<p>© Only one set of drawings to be used for any purpose. All rights reserved. Conditions of use are available on request. Copyright is reserved by the author and is not to be reproduced or disseminated in any form without the prior written consent of the author. All rights reserved.</p>					



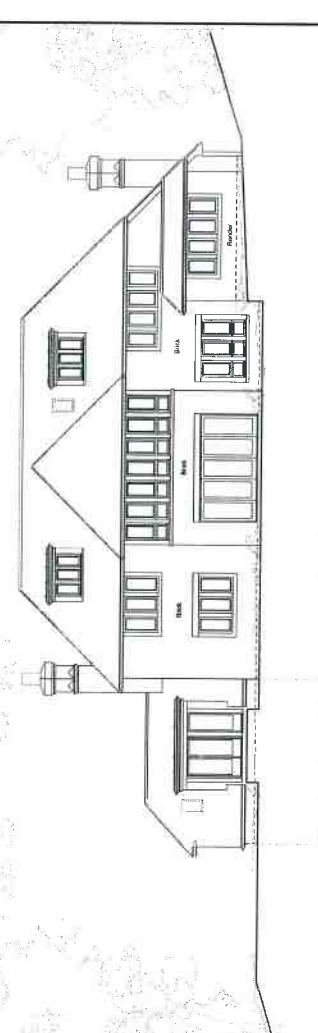
LEFT FLANK ELEVATION



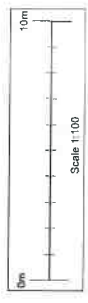
FRONT ELEVATION



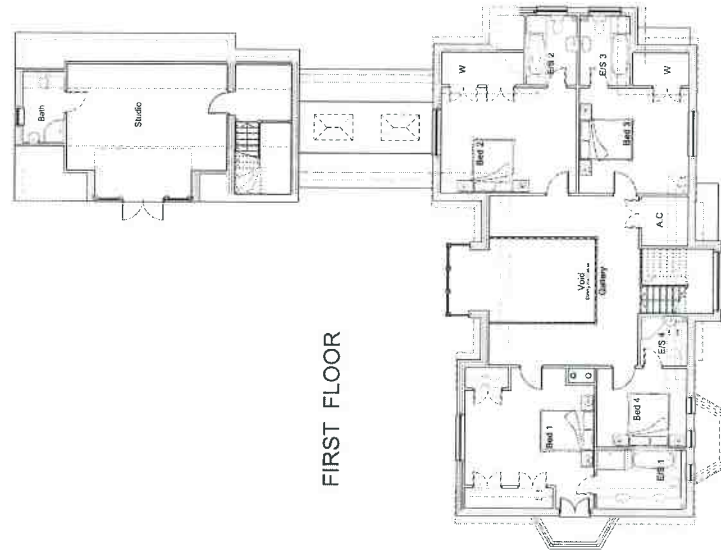
RIGHT FLANK ELEVATION



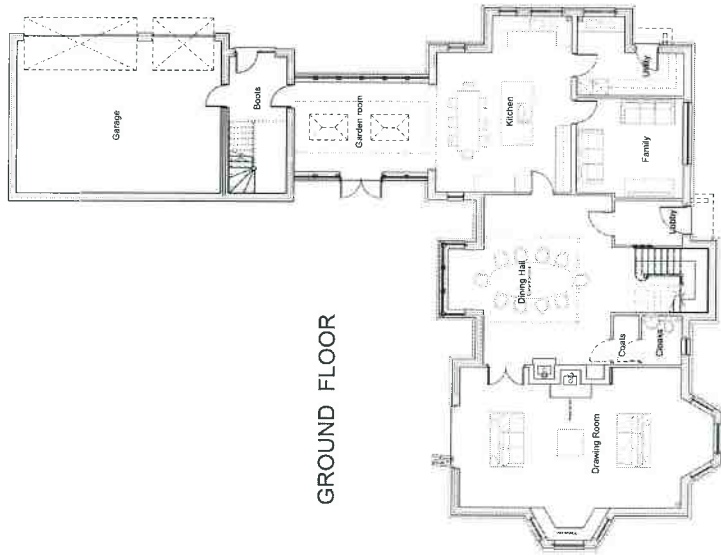
REAR ELEVATION



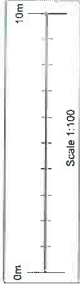
 <p>dp architects design planning architecture</p>	<p>The Old Brewery, 17 The Square, Wokingham, Oxfordshire, OX9 1JF</p>	<p>Tel: 01491 510058 Email: info@dparchitects.co.uk Web: www.dparchitects.co.uk</p>		<p>Client: LEYWOOD ESTATES LTD</p>	<p>Drawn: Planning</p>
				<p>Project: RESIDENTIAL DEVELOPMENT</p>	<p>Location: FORMOSO, KILN LANE, BOURNE END, BUCKS SL8 5JE</p>
<p>© 2015. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.</p>		<p>16 KLB E4 A</p>		<p>Drawn by: ML Scale: 1:100 Date: 04.04.16</p>	

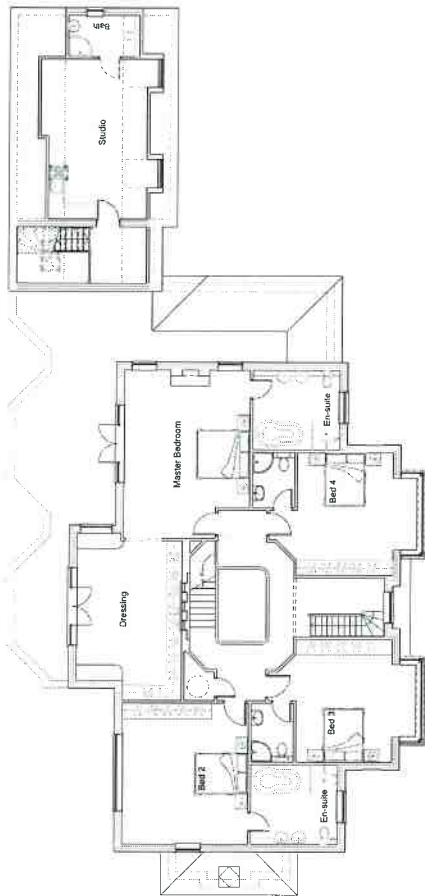


FIRST FLOOR

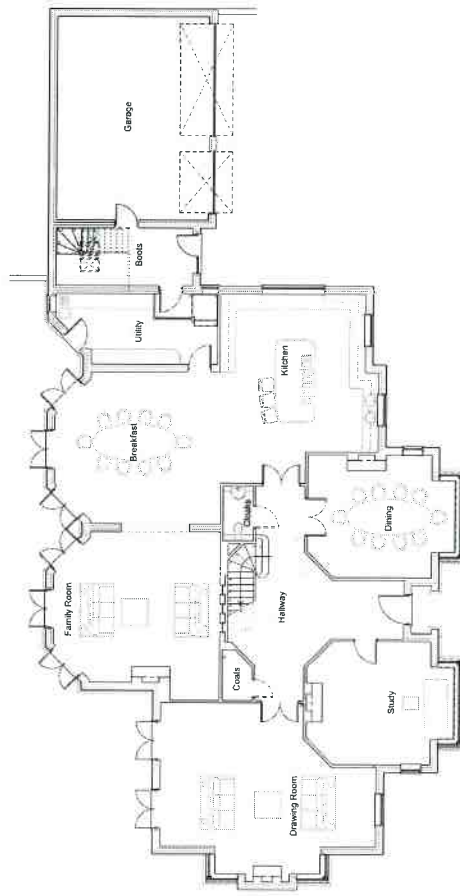


GROUND FLOOR

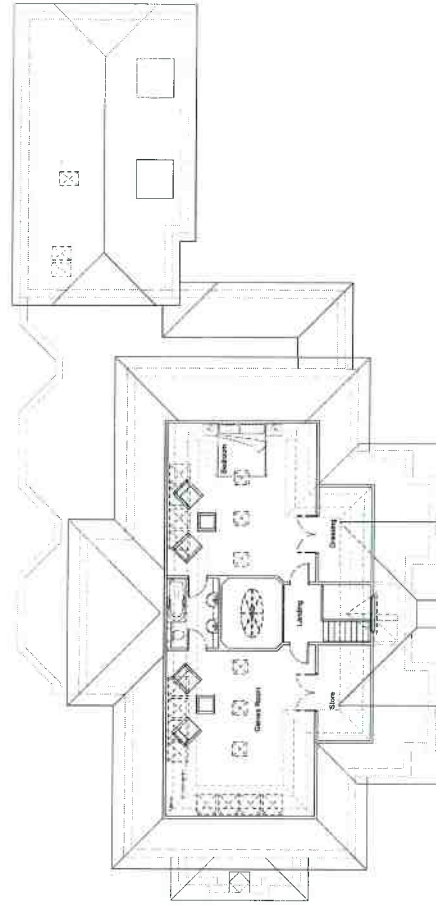




FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



 <p>dp architects design planning architecture</p>	<p>The Old Brewery, The Widgates, Walsgrave, Coventry CV39 6JF</p> <p>Tel: 01455 513266 Email: info@dparchitects.co.uk Web: www.dparchitects.co.uk</p>	 <p>NLA</p>	<p>Client: LEYWOOD ESTATES LTD</p>	<p>Service: Planning</p>
			<p>Project: RESIDENTIAL DEVELOPMENT</p>	<p>Location: FORMOSO, KILN LANE, BOURNE END, BUCKS SL8 5JE</p> <p>Drawing No: 16 KLB P2 A</p> <p>Drawn By: ML Date: 23.03.16</p> <p>Checked By: ML Date: 23.03.16</p>

© This is the public form for planning and building purposes. All rights reserved. No part of this document may be reproduced without the prior consent in writing by David Paine Architects Ltd.



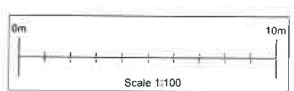
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



© 17 to be looked from the planning and/or regulatory perspective. All figures dimensions are in millimetres unless otherwise stated. Contractors must verify all dimensions before starting work and any discrepancies are to be reported to David Pinner Architects Ltd. This drawing is the property of David Pinner Architects Ltd. Copyright is reserved by them, and is issued on the condition that it is not copied or disclosed by any unauthorised persons - that it be used in writing by David Pinner Architects Ltd.

Agenda Item 6.

Contact: Ray Martin DDI No. 01494 421524

App No : 16/08327/FUL App Type: Full Application

Application for : Erection of new sports pavilion with fire escape to east elevation, access ramps to south elevation, creation of terracing to west side; erection of detached storage building; and creation of 28 additional parking spaces

At Marlow Sports Club, Lower Pound Lane, Marlow, Buckinghamshire, SL7 2AE.

Date Received : 05/01/17 Applicant : Trustees of Marlow Sports Club

Target date for Decision 02/03/17

1. **Summary**

- 1.1. This application involves the demolition of the existing pavilions, together with ancillary structures currently on site, removal of containers and the erection of a new sports pavilion. The proposed building has a fire escape to east elevation, access ramps to its south elevation, and includes the creation of terracing to west side, the erection of a detached storage building and the creation of 28 additional parking spaces.
- 1.2. The improved facility will encourage access to and participation in sports and recreation and as such will make an important contribution to the health and well-being of the local community. This is given considerable positive weight.
- 1.3. In ecological terms no protected or priority species will be harmed and the green roof proposed will make a small positive contribution through the provision of a wildlife habitat.
- 1.4. It is acknowledged that the development would result in an increase in the built-up appearance of the site, but the scale of buildings is considered to be appropriate and proportionate to the use and size of the site and would not erode the overall openness of the Green Belt.
- 1.5. The design and materials are not reflective of those which predominate in the adjoining Conservation Area, but they are considered acceptable for the context of this site and the proposal provides the added benefit of removing existing unsightly buildings/structures.
- 1.6. It is possible that the first floor accommodation could be hired out for external events, or used frequently for "in-house" evening functions, which could lead to increased general noise and disturbance being experienced by neighbours when attendees leave the building and cars manoeuvre out of spaces and leave at the end of the night. As this can be mitigated by an hours of use condition it is considered that this potential harm should be afforded limited negative weight.
- 1.7. Having regard to the NPPF planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole. That would not be the case here and so it is recommended that conditional planning permission ought to be granted.

2. **The Application**

- 2.1. This application is for the replacement of the existing two storey clubhouse, cricket pavilion and other assorted outbuildings and containers on site with a new pavilion, and a

detached storage building for grounds maintenance equipment.

- 2.2. Marlow Sports Club is a thriving community facility close to the heart of the town and accessed from, and to the south of, Pound Lane. There is residential development to the north and west. To the east are the Court Garden Leisure Complex and cricket ground and to the south open land with significant areas of trees, with the River Thames beyond.
- 2.3. The site is generally flat and extends to some 3.8ha, the vast majority of which comprises open sports areas. There are hard surfaced parking areas just inside the main entrance and to the west of the clubhouse which provide 49 spaces.
- 2.4. There is another area to the south of the clubhouse which is shown on the submitted plans to provide an additional 46 spaces, however these are sign-posted overflow parking and are just grassed areas with a meshed central access. A secondary access exists off Lower Pound Lane to the east but this merely allows access to the site and there is no internal route leading to any other part of it.
- 2.5. The proposed parking will be supplemented through the addition of 28 additional spaces to be provided along the edge of the access drive with the cricket pitch, and by extending the provision to the south of the pavilion after the removal of existing sheds/containers.
- 2.6. The buildings to be demolished are sited towards the centre of the site and comprise a mainly two storey building constructed of brickwork and tiling to which is attached an earlier, single storey more traditional style pavilion. Adjacent to the east are a good number of sheds and prefabricated buildings apparently used for storage and lavatory facilities. To the south of the main building are two large metal storage containers.
- 2.7. The main building is some 8.3m high to its ridge with the subsidiary part of the building being about 5m high. Its footprint is about 316sqm. If one includes that of the containers, etc. the total footprint is some 457sqm, with the overall floor space provided by all structures to be demolished totalling about 633sqm.
- 2.8. The single storey building is used by a playschool during weekdays whilst a physiotherapy business operates within part of the two storey building. To the north of the latter are a large cricket/football field with floodlit tennis courts beyond. To the southwest is a floodlit and fenced multi-use games area with an all-weather surface. The site is generally flat and whilst there are quite a number of mature trees along the eastern and northern site boundaries, the site and main buildings are visible from the adjacent roads with mature trees along much of its boundaries.
- 2.9. It is proposed to demolish all the buildings in the central complex, remove all the sheds, and containers and erect a part two, part three storey clubhouse building with a footprint of 447sqm. This provides a floor space over two floors of 894sqm and it would be some 9.1m high. The proposal also includes an inset second floor reaching a maximum height of about 10.3m and providing further storage space of about 140 sqm.
- 2.10. The majority of the ground floor comprises changing rooms, showers, lavatories, circulation space, etc. with the remainder containing a reception/office, physio room, cellar/storage and a café with a terrace outside. At first floor the majority of the area is shown to be a large flexible space which would be suitable for club meetings/functions etc. The remainder would be devoted to a kitchen, bar and bar service area. The top floor is shown to be for storage and plant. There is a green roof proposed where it does not extend out over the full area of the floors below.
- 2.11. The building would have the appearance of a lightweight, box-like structure with its external facades comprising PVC panelling of varying degrees of transparency and glazing. Also proposed are an external terrace and access ramps along the south elevation of the building.

- 2.12. The application is accompanied by:
- a) Design and Access Statement,
 - b) Planning Statement,
 - c) Flood Risk Assessment (together with subsequent amendments),
 - d) Statement of Community Involvement.
- 2.13. The plans under consideration are;
- a) 1:50 Section; 1482/07 (Nov 2016),
 - b) Outline elevations (existing); 2810 (July 2016),
 - c) Proposed and existing footprint; 1482/09 Rev. B (Aug 2017),
 - d) Proposed Storage Elevations & Plan; 1482/10 (April 2017),
 - e) Proposed Block Plan: 1482/08 Rev A (Nov 2016),
 - f) Proposed Elevations: 1482/04 Rev A (Jan 2017),
 - g) 1:500 Existing topography and parking; 1482/01 (Nov 2016),
 - h) Proposed Plans; 1482/03 Rev A (Jan 2017), and,
 - i) Proposed parking; 1482/ 02 Rev B (Jan 2017).
- 2.14. The Design and Access statement advises that the scheme was presented to the Chamber of Commerce in July and that many district and town councillors have also been consulted, as well as members of the club itself. The Council has also widely consulted on the planning application and the responses are summarised in Appendix A of this report and are available in full on our web site.
- 2.15. During the course of the application, following discussion with the nearest neighbour, unsolicited amended plans were received which show the upper fixed glazed element of the southern elevation to comprise opaque glass. Following the initial comments of the Environment Agency an addendum to the Flood Risk Assessment was also received.
- 2.16. A report to the Planning Committee was first prepared in March 2017, but this was withdrawn by Officers prior to the meeting. This was because not all the issues, and particularly flooding, had been satisfactorily addressed. Leading up to the meeting the Environment Agency had advised that they had no objections to the proposal, but following further representations they raised an objection, based on the details available at that time. Furthermore it was apparent that no provision had been made within the redevelopment plans for the storage of grounds maintenance equipment.
- 2.17. In the time that has followed the applicant has been in discussions with the Environment Agency and the Strategic Flood Management Team at Bucks County Council. Following extensive additional research and the submission of amendments to their Flood Risk Assessment (FRA) the objections were finally withdrawn by the latter in March 2018 and accordingly the application is now again ready to proceed to determination.
- 2.18. In the meantime the applicant also submitted amended plans showing the addition of a low level storage building to be located towards the eastern corner of the site, for the storage of grounds maintenance equipment. This would be a low profile translucent building of about 50sqm in area with a green roof.
- 2.19. The Wycombe District Local Plan (Regulation 19) Publication Version has been submitted unamend to the Planning Inspectorate for consideration and it is therefore likely to be the subject to formal examination later in the year. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.
- 2.20. Weight is of course a matter for the decision maker, but paragraph 26 of the NPPF says:
- From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced the preparation,

- the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

3. Working with the applicant/agent

- 3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
- offering a pre-application advice service,
 - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - by adhering to the requirements of the Planning & Sustainability Customer Charter.
- 3.2. In this instance the applicant/agent was updated of any issues after the initial site visit, and then of the further issues that arose as a result of representations received in the lead up to the first scheduled Planning Committee where the application was due to be considered in April 2017. The applicant was provided the opportunity to submit amendments to the scheme/ address issues.

4. Relevant Planning History

- 4.1. There have been many planning applications for various developments over the years: such as tennis courts, cricket scoreboard, fencing, floodlights, practice wall, an artificial multi use hockey/football pitch and additional car parking provision.
- 4.2. The traditional cricket pavilion dates back to the 1950's (M/32/50) and this was "linked" to the two storey modern building in the late 1970's (W7297/78).

5. Issues and Policy considerations

Principle and Location of Development

ALP: GB2 (Development in the Green Belt), RT5 (Recreational Uses in the Countryside)
 CSDPD: CS1 (Overarching principles - sustainable development), CS9 (Green Belt), CS15 (Community facilities and built sports facilities)
 DSA: DM1 (Presumption in favour of sustainable development)
 New Local Plan: CP1 (Sustainable Development), CP8 (Protecting the Green Belt) CP9 (Sense of Place), CP11 (Historic Environment) DM20 (Matters to be determined in accordance with the NPPF), DM29 (Community Facilities), DM31 (Development Affecting the Historic Environment), DM35 (Placemaking and Design Quality)

- 5.1 Both national and local policies strongly encourage access to and participation in sports and recreation, as these can make an important contribution to the health and well-being of communities. The site is in a sustainable location and the provision and retention of community facilities and built sport facilities receives general support in policy CS15.
- 5.2 The application site is located in the Green Belt. The application proposal is for a sports pavilion in association with outdoor recreation and as such this can be acceptable in principle.
- 5.3 The second issue of principle relates to the site's location in the countryside. It sits just outside the boundary of Marlow Town Centre on the Local Plan Proposals Map. Policy RT5(1) of the Adopted Local Plan states that recreational development in the countryside will be acceptable in principle provided that the rural character, quality and amenity of the

particular area is respected and that the recreational activities, by their nature, extent, intensity, frequency or timing have regard to a number of considerations.

- 5.4 These are: noise, traffic impact, lighting, impact of any land-forming activities, ease of access by all forms of movement and the extent and visual impact of the siting and layout of parking. These issues are examined in detail in subsequent sections of this report but a limited assessment is included below.
- 5.5 The site does not really have a rural appearance but rather that of an extensive area of sports pitches and floodlit courts, with supporting infrastructure, on the edge of the urban area. It is considered that the replacement building and the additional parking spaces respect the existing character of the area.
- 5.6 The nature, extent, intensity, frequency or timing of the activities comprising the recreational use of the sports facilities at the site would not change as a result of this proposal. The new building could be used more intensively/extensively but a condition could be attached setting out the permissible hours of its use. In the context of the scale of the existing membership and car parking it is not considered the additional car parking spaces would have any significant implications.
- 5.7 There is no additional external lighting proposed and the installation of such could be controlled by condition. Due to its design the proposed building would be unlikely to cause any greater light spillage than the existing when it is occupied. Considering its function, and the fact that there are floodlit sports areas at the front and rear of the site, this is considered acceptable.
- 5.8 No land-forming works are proposed and nor are any changes to the access to the site, whilst access to the new building itself would be significantly improved. The location of the additional car parking spaces along the access road or at either end of an existing car parking area would have minimal additional visual impact.
- 5.9 Policy RT5(2) requires that any new building is locally unobtrusive and serves to maintain the open character of the rural surroundings as regards overall extent, appearance and use of facing and roofing materials.
- 5.10 The character of the existing surroundings has been examined above. The location of the existing and proposed buildings is set well back from Pound Lane but the new building would be more prominent in long views from this road by reason of its greater height and bulk and the materials proposed. Nonetheless it is considered that its position means it can set its own context without causing any undue harm to the character and appearance of the area in general.
- 5.11 The additional bulk of the proposed building over the existing is considered to have a slight additional impact on the open character of the rural surroundings. Therefore while not strictly “unobtrusive” this is considered to have neutral weight in the planning balance.
- 5.12 It is concluded that the proposed development is acceptable in principle.

Green Belt

ALP: GB2 (Development in the Green Belt)

CSDPD: CS9 (Green Belt)

New Local Plan: CP8 (Protecting the Green Belt), DM42 (Managing Development in the Green Belt)

- 5.13 The first issue is whether the proposed development represents inappropriate development in the Green Belt, and, if so, whether there are any very special circumstances that clearly outweigh the harm caused by inappropriateness, and any other harm.

- 5.14 Paragraph 89 of the NPPF sets out development that is not inappropriate in the Green Belt, and this includes appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The NPPF test of the facilities being “appropriate” for the sporting/recreational use takes precedence over the Local Plan requirement in policy GB2 that they be “essential”.
- 5.15 Marlow Sports Club is a well-established and flourishing community organisation that provides sporting and recreational facilities for over 2000 members in a sustainable location. The proposal involves the replacement of an existing building on much the same footprint and for the same use.
- 5.16 The facilities shown are considered appropriate in terms of their uses and ancillary to the recreation and sporting activities taking place on the site. In assessing “openness”, floor space, volume and height all play a part.
- 5.17 It is acknowledged that the footprint of the main building would increase from 316sqm to 447sqm, but this is mitigated by the removal of the other structures on the site. However, the storage building proposed adds a further 50sqm.
- 5.18 The overall floor space on site increases from 633sqm to 944sqm; by some 49%. The increase in floor area is larger (over 1000sqm) however if the second floor “storage space” is included. The storage space is located within an inset second floor akin to a loft space on a pitched roof building.
- 5.19 The maximum height is also increased from some 8.3m to 9.1m, increasing to 10.3m for the inset upper storage floor, and the scale and bulk of the building would be materially greater above ground floor level. However it is not considered that the new building would materially harm the openness of the part of the Green Belt in which it sits.
- 5.20 The development would result in the removal of all the sheds, containers, etc, which are sited to the east and south of the existing buildings. The former in particular present a visually unattractive and scruffy vista when viewed in the foreground from Lower Pound Lane.
- 5.21 Furthermore the proposal would consolidate built development more on the site of the main buildings which is also desirable in Green Belt terms. The additional size of buildings created is considered proportionate to the existing development on site and is also considered appropriate in serving a recreational site of nearly 4 hectares in extent.
- 5.22 The development is therefore considered to be acceptable in relation to Green Belt policy.

Raising the quality of place making and design, and Conservation Area Impact

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), HE6 (Conservation Areas)

CSDPD: CS17 (Environmental assets) CS19 (Raising the quality of place shaping and design)

DSA: DM11 (Green networks and infrastructure),

New Local Plan: CP9 (Sense of place), CP11 (Historic Environment), DM31 (Development Affecting the Historic Environment), DM35 (Placemaking and Design Quality)

- 5.23 The existing building is sited fairly centrally on the site with the cricket pitch and tennis courts to the north and the floodlit all-weather pitch to the southwest. The siting of the replacement building in the same location, remote from the residential development to the west is considered logical and acceptable.
- 5.24 The provision of a limited number of additional parking spaces on an area to the south of

the building partly occupied by containers would have little additional visual impact. The additional parking spaces off the access road would similarly have little additional visual impact.

- 5.25 The application site is outside, but abuts the Marlow Conservation Area along its Lower Pound Lane boundary. The existing buildings are not prominent in views from the Conservation Area, apart from on Lower Pound Lane and near its junction with Pound Lane, due to their location within the site and the existence of intervening boundary screening.
- 5.26 At present the complex comprises the attractive single storey traditional pavilion tacked onto, and visually dominated by, the more recent two storey building which has little architectural merit. From further down Lower Pound Lane the view is of a rag-tag collection of sheds and prefabricated buildings that obscure the view of the pavilion, the only building of any merit.
- 5.27 The Conservation Officer has noted that the design seems out of scale, the proposal makes no attempt to evoke cricket pavilion architecture, and it proposes a highly unsympathetic palette of materials wholly alien to the character of the adjacent Conservation Area. It is therefore considered a missed opportunity for a significant location adjoining the Conservation Area.
- 5.28 That said it is the impact of the proposal on the heritage asset (the Conservation Area) that must be considered, as discussed in in Historic England's Good Practice Advice in Planning Note No. 3 (2nd Edition) *The setting of Heritage Assets*, dated Dec 2017. This notes that the contribution of setting to the significance of a heritage asset is generally expressed by reference to views.
- 5.29 The views from the Conservation Area would be enhanced through the removal of the unattractive buildings at the site. Moreover, given the size of the site and the position of the new modern building well into the site, even given its scale, it would only be visible in limited views from Lower Pound Lane due to the existing mature vegetation.
- 5.30 In terms of its impact on its surroundings, and the setting of the Conservation Area, the scale, design and appearance of the building is considered to have a "neutral weight" in the planning balance.

Landscape Issues

ALP: L2 (Areas of Attractive Landscape and Local Landscape Areas)

CSDPD: CS17 (Environmental assets)

DSA: DM11 (Green networks and infrastructure)

New Local Plan: CP9 (Sense of place), CP10 (Green Infrastructure and the Natural Environment), DM32 Landscape Character and Settlement Patterns)

- 5.31 The site forms the north-eastern extremity of an extensive area of land extending to the southwest along the Thames which is identified as an Area of Attractive Landscape in the Local Plan. Within such areas development should preserve their individual landscape qualities and not have an adverse impact on their recognised character and appearance.
- 5.32 The proposal would have minimal impact on the landscape qualities of the site and, as assessed above, would not adversely affect the character of the area.
- 5.33 It is also part of a much smaller area that is identified as part of the district's Green Infrastructure Network in the DSA. In such areas all development must conserve and enhance the network and, where appropriate, contribute to improvements of the network, delivery of Corridor Opportunity Areas and improvement of Biodiversity Opportunity Areas. The latter two requirements are not relevant in this case.

- 5.34 It is considered that the proposal would conserve the network as its encroachment on unbuilt upon areas is minimal and the vast majority of the site would remain open. As one of the identified benefits of these networks and infrastructure is to the health and well-being of communities it is considered that the overall improvements to the ability of the club to attract people to take part in outdoor recreation satisfies the “improvement” element of this policy to a sufficient degree.
- 5.35 The landscape and green infrastructure impact is therefore considered to have a “neutral weight” in the planning balance.

Amenity of existing residents

ALP: G8 (Detailed design guidance and local amenity),
CSDPD: CS19 (Raising the quality of place shaping and design)
New Local Plan: DM35 (Placemaking and Design Quality)

- 5.36 The new building is in the same location as the existing pavilion and would be at least 75m from the nearest house in Pound Crescent to the west, and at least 140m from housing on the other side of Pound Lane to the north.
- 5.37 The only house in close proximity to the site is Lower Lodge to the southeast. The western boundary of this property runs along the area of car parking to the south of the pavilion and then turns sharp right very close to the existing pavilion. The house itself is sited about 27m from the proposed building at closest and there is a substantial hedge between.
- 5.38 The south elevation facing Lower Lodge has some fixed glazing and a door serving a circulation corridor towards its western end but is otherwise comprised of translucent PVC panels without any windows. At the request of this neighbour the plans have been amended to make this glazing obscure. On this basis the neighbour has written in to support the application.
- 5.39 The eastern elevation contains two doors at ground level providing access to the changing rooms and one door at first floor which serves a fire escape which is concealed behind a PVC screen. There is an element of glazing at the far end but this again is fixed. The building is oriented to face the main sports ground to the north and openable windows are only to be found on this and the western elevation.
- 5.40 It is noted that concerns have been expressed that the larger building will be used for more events/functions and that this will lead to more noise from these activities in the building, and from vehicles arriving and leaving. Given that the location of the replacement building is little different from that existing it is not considered that the impact on neighbours will be significant. A condition is however recommended restricting the hours of use of the building to 0700 to 2300 hours on any given day.
- 5.41 The building would be a little higher than existing but there is some hedge and tree screening on the southern boundary and it is not considered that it would be visually intrusive or over-dominant when viewed from Lower Lodge, or indeed any other neighbouring property. Being to the north it would cause no overshadowing issues and would be far enough away not to affect daylight to the neighbour.
- 5.42 There is a net addition of car parking spaces with 13 new spaces being located in parallel on the inside of the main access drive from Pound Lane. A further 11 are provided immediately to the south of the new building, with 6 of these being perpendicular to the boundary hedge with Lower Lodge. As the former are off the main access and next to an existing parking area it is not considered their use would cause any significant harm to residents in Pound Crescent. The latter are in an area already used for overflow parking and as such would not cause any significant harm.

- 5.43 There are no details provided of any external lighting but this can be controlled through an appropriately worded condition.

Transport matters and parking

ALP: T2 (On-site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), T7 (Public transport),

CSDPD: CS16 (Transport), CS20 (Transport and Infrastructure)

DSA: DM2 (Transport requirements of development sites)

- 5.44 The site is only a few minutes' walk from the centre of Marlow and is in a sustainable location.
- 5.45 There are no changes proposed to the existing access arrangements and the Highway Authority raises no objection with respect to the impacts on highway capacity or safety. The car parking provision would be increased by a level commensurate with the additional floor space proposed.
- 5.46 The Highway Authority has no objections to the proposal but suggests that a condition be attached to require the grassed parking area at the rear to be surfaced with geotextile, grasscrete or similar to allow it to be more practical for use when the weather has been adverse.

Environmental issues

ALP: G15 (Noise), G16 (Light pollution)

CSDPD: CS18 (Waste, natural resources and pollution)

- 5.47 The potential impact on neighbours through noise and light pollution has been covered above.
- 5.48 There are no waste storage/collection facilities shown but there would be adequate space around the building for these to be provided. A condition requiring the submission and approval of these could be attached if planning permission was forthcoming.

Flooding and drainage

CSDPD: CS18 (Waste, natural resources and pollution)

New Local Plan: DM39 (Managing flood risk and sustainable drainage systems)

- 5.49 As originally submitted the application was accompanied by a Flood Risk Assessment (FRA). The Environment Agency however originally objected to the proposal for reasons relating to the loss of flood plain. Following the submission of further information the Environment Agency withdrew this objection subject to a condition that the development would be carried out in accordance with the details supplied.
- 5.50 However, prior to the application being considered by the Planning Committee in April 2017 and in view of representations received the Environment Agency re-instated their objection; and it also became apparent that there may be further issues in respect of surface water and groundwater flood risk that had not been addressed.
- 5.51 Accordingly the SuDs Officer at Bucks County Council was consulted and it emerged that there were indeed several unresolved issues, in addition to that raised by the Environment Agency. These required the applicant to undertake further work to establish how drainage issues would best be dealt with and providing clarity around the construction details of the development to maintain a floodable area under terracing, etc and to ensure the development would not adversely impact upon the issues of fluvial flooding.
- 5.52 After further revisions to the FRA both the Environment Agency and the Bucks County Council SuDS Officer have now withdrawn their objections and subject to conditions the

development is considered acceptable in respect of all flooding issues.

Ecology

CSDPD: CS17 (Environmental assets)

DSA: DM14 (Biodiversity in development)

New Local Plan: CP10 (Green Infrastructure and the Natural Environment)

- 5.53 In the application form the applicant has indicated that there are no protected or priority species and no designated sites, important habitats or other biodiversity features either on the site or on land adjacent to or near the proposed development.
- 5.54 Whilst the managed nature of the site means that it does not have a great deal of intrinsic biodiversity value the land to the south, although not designated, is considered to have the potential to be used by protected species, particularly bats. Furthermore bats and birds would cross the application site in transit between environments that are more attractive to them. In the circumstances it is considered appropriate to attach an informative setting out the relevant legal duties.

Building sustainability

CSDPD: CS18 (Waste, natural resources and pollution)

New Local Plan: DM41 (Optional technical standards for Building Regulation approval)

- 5.55 Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have previously been necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this was effectively superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is however still necessary to condition water efficiency.
- 5.56 The green roof proposed will help with water storage; as well as providing a wildlife habitat.

Other Matters

- 5.57 The matters raised in representations have mainly been covered in the body of this report. The exact number of members of the club is not considered to be particularly relevant. It is noted that Marlow Town Council refer to membership increasing and whatever the actual number it is a popular facility with outdated facilities.
- 5.58 Whilst the applicant may have other future aspirations the application is for a replacement pavilion alone and that is what the Planning Authority has to consider.
- 5.59 The address given for the property is not considered to raise any issues. Although there is an existing access off Lower Pound Lane traffic will continue to use the main access off Pound Lane as at present. The site is where it is whatever address is given to it.
- 5.60 Finally property values are not a planning matter.

6 Weighing and balancing of issues – overall assessment

- 6.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 6.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with

planning applications, the authority shall have regard to:

- a) Provision of the development plan insofar as they are material,
- b) Any local finance considerations, so far as they are material to the application (in this case, CIL), and,
- c) Any other material considerations.

Positive Factors

- 6.3 The improved facility will encourage access to and participation in sports and recreation and as such will make an important contribution to the health and well-being of the local community. This is given considerable positive weight in the planning balance.
- 6.4 As far as ecology is concerned no protected or priority species have been identified, but the “green roof” proposed is however afforded limited positive weight in the planning balance as it will make a small positive contribution to the provision of a wildlife habitat.

Neutral Factors

- 6.5 It is acknowledged that the development would result in an increase in the built-up appearance of the site, but the scale of buildings is appropriate to both the use and the size of the site and would not erode the openness of the Green Belt.
- 6.6 It is also acknowledged that the design and materials are not reflective of those which predominate in the adjoining Conservation Area, but the proposal also provides the added benefit of removing existing unsightly buildings/structures. Overall this is considered acceptable for the context of this site.

Negative Factors

- 6.7 It is possible that the first floor accommodation could be hired out for external events, or used more frequently for “in-house” evening functions, which could lead to increased general noise and disturbance being experienced by neighbours when attendees leave the building and cars manoeuvre out of spaces and leave at the end of the night. As this has been mitigated by an hours of use condition. It is considered that this harm should be afforded only limited negative weight in the planning balance.

Conclusion and Recommendation

- 6.8 The development is not CIL liable and there are no other local finance considerations. Having regard to the NPPF planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole. That would not be the case here and so it is concluded that conditional planning permission ought to be granted.

Recommendation: Application Permitted

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).

- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 1482/01 (1:500 Existing topography and parking), 1482/02B (Proposed parking), 1482/03A (Proposed Plans), 1482/04A (Proposed Elevations), 1482/07 (1:50 Section), 1482/08A (Proposed Block Plan), 1482/09B (Proposed and existing footprint) 1482/10 (Proposed Storage Elevations & Plan) and 2810 (Outline elevations - existing); unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
- 4 Protective fencing and/or other protective measures shall be erected around each tree and hedge to be retained in accordance with a scheme which must first be submitted to and approved in writing by the Local Planning Authority (i.e. an Arboricultural Method Statement and Tree Protection Plan to British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations) before any site clearance works or development commence, and before any machinery or equipment has been allowed on site.
The scheme shall show the type, height and position of protective fencing to be erected around each tree(s) or hedge to be retained. Unless otherwise agreed in writing by the Local Planning Authority this shall be in accordance with clause 6.2 “Barriers and ground protection” of the British Standard 5837:2012.
The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works, and in these areas:
1. there shall be no changes in ground levels,
2. no materials or plant shall be stored,
3. no buildings or temporary buildings shall be erected or stationed,
4. no materials or waste shall be burnt; and,
5. no drain runs, trenches or other excavation shall be dug or otherwise created,
without the prior written approval of the Local Planning Authority.
Reason: To ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity.
- 5 A scheme for the enhancing the quality of the development for ecology including a timetable for implementing the measures contained in the scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The approved measures shall be implemented in accordance with the approved timetable and shall thereafter be retained.
Reason: In the interests of the future ecological potential of the site.
- 6 The parking spaces indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and shall not thereafter be used for any other purpose.
Reason: To ensure adequate facilities are available and to reduce the likelihood of on street parking in the surrounding area in order to minimise danger, obstruction and inconvenience to users of the adjoining highway and the amenity of local residents.

- 7 Notwithstanding any indication which may have been given in the application, the car park area to the rear of the proposed pavilion and the new parking spaces on the east side of the access road shall be surfaced in an appropriate and porous weather resistant materials, details of which have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details, unless otherwise agreed in writing by the Local; Planning Authority.
Reason: To ensure that the parking spaces are useable in all weather conditions and to reduce the likelihood of on street parking in the surrounding area in order to minimise danger, obstruction and inconvenience to users of the adjoining highway and the amenity of local residents.
- 8 The use of the pavilion building shall be restricted to the hours of 0700 to 2300 hours on any day.
Reason: In the interests of the amenities of adjoining residents.
- 9 The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment (FRA) ref:161070-05 compiled by Ardent Consulting Engineers dated September 2017 including the following mitigation measures:
- The finished floor level of the building shall be set no lower than 28.91 metres Above Ordnance Datum (mAOD) as highlighted on drawing number 1482/09B
 - The proposed storage shed will be designed to include floodable mesh with 100mm spacing's around the lower section of the structure up to the 1% Annual Exceedance Probability (AEP) plus 35% allowance for climate change flood level of 28.91m AOD as shown on drawing number 1482/10.
- Reason: To reduce the risk of flooding to the proposed development and future occupants; and to ensure that there is no net loss of floodplain storage up to the 1% AEP plus 35% allowance for climate flood change level.
- 10 The development hereby permitted shall not be commenced until such time as further detailed elevation plans/drawings to ensure that the terrace area and any steps/stairs and ramps will be designed to be "open", permeable and floodable up to the 1% Annual Exceedance Probability (AEP) plus 35% allowance for climate change flood level have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodies within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority
Reason: To ensure that there is no net loss of floodplain storage up to the 1% AEP plus 35% allowance for climate flood change level.
- 11 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
- Consideration of rainwater harvesting
 - Full construction details of all SuDS and drainage components
 - Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
 - Calculations which show how the system functions with a submerged outfall
 - Critical storm durations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.

Reason: the reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 103 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

- 12 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: the reason for this pre-occupation condition is to ensure the Sustainable Drainage System is designed to the technical standards

- 13 No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason: In the interest of visual amenity and/or highway safety.

- 14 The sports pavilion building hereby permitted shall not be occupied until facilities for the storage and collection of waste have been provided in accordance with details which shall have previously been agreed in writing by the Local Planning Authority.

Reason: In the interests of the maintenance of the local environment.

- 15 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard equivalent to 'excellent' under the BREEAM rating with a maximum number of water credits

Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).

- 16 In accordance with the details shown on drawing number 1482/04A, the first floor windows in the south elevation of the building hereby approved shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring property.

- 17 No buildings or temporary buildings or storage containers shall be erected or stationed on the site without the express permission of the Local Planning Authority.

Reason: to protect the openness of the Green Belt and to ensure that there is no net loss of floodplain storage or increased flood risk.

INFORMATIVE(S)

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning & Sustainability Customer Charter

In this instance the applicant/agent was updated of any issues after the initial site visit and further issues that arose as a result of representations received in the lead up to the first scheduled Planning Committee where the application was due to be considered in April 2017. The applicant was provided the opportunity to submit amendments to the scheme/ address issues. The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

2 The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Services Division of the Council.

3 The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally:

- take, damage or destroy the nest of any wild birds while the nest is in use or being built,
- take kill or injure any wild bird,
- take or destroy the egg of any wild bird.

Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the Act.

The applicant is also advised that protected species (including all bats) use trees. The Conservation of Habitats and Species Regulations 2010 provides very strong protection for these species and so you must be certain that they are not present before works begin. If the presence of bats or other protected species is suspected, a licence may be required from Natural England before works can commence. If protected species are found in a tree whilst carrying out work, all work must stop and Natural England must be informed. Trees should be inspected prior to works commencing and if the presence of bats is suspected advice will need to be sought from Natural England via the Bat Line on 0845 1300228. Further advice on bats is available from The Bat Conservation Trust (020 7627 2629).

The consent given by this notice does not override the protection afforded to these species and their habitat.

4 Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority (LLFA) is required for any proposed works or structures in the watercourse. After planning permission has been granted by the Local Planning Authority (LPA), the applicant must apply for Land Drainage Consent from the LLFA, and this process can take up to two months. Information and the application form can be found on their website;

<https://www.buckscc.gov.uk/services/environment/flooding/land-drainage-consent/>

16/08327/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Collingwood

Original Comments: I have a personal but non pecuniary interest in this application. Having said that the residents have raised a number of planning issues including the design of the building, noise that will be generated and car parking. Therefore I request that the application be brought to the next Planning Committee.

Further Comments: This application and site is a major application in the town. I remain to be convinced that it has overcome the residents previous objections. I request that the application is considered by the Committee.

Parish/Town Council Comments/Internal and External Consultees

Marlow Town Council

Initial Comment: Marlow Town Council notes the proposed replacement to the Clubhouse and fully supports this application. The club already provides excellent facilities for a range of sports to an ever increasing membership, the new clubhouse will enhance its further development plans to make the Club a centre of excellence.

Further Comment: No objection - subject to consideration given for softening the visual impact.

County Highway Authority

Comments: I am aware that the 10(no) parking spaces to the rear of the existing/proposed pavilion are located on what appears to be a grass field and served by an unbound track. Whilst a significant distance from the highway I would request a condition ensuring that all additional parking was subject to appropriate surfacing (e.g. geotextile, grasscrete etc.) in order to make them appear practical to use, therefore avoiding any resultant displaced parking outside of the site.

Nonetheless, in general consideration of the suitability of the existing site access, level of overall car parking provision and relative sustainability of the site, I do not have any objections or further conditions to recommend for this application with regard to highway issues.

Environment Agency (south-east)

Initial Comments: Originally objected to the application on grounds that it fails to demonstrate:

- i) that the loss of floodplain caused by the development could be mitigated for, with an appropriate allowance for climate change
- ii) that the appropriate allowances for climate change have been considered for this development using the latest guidance to ensure that flood risk is not increased

Further comments: [in March 2017] In response to the further submissions of the applicant the agency has reviewed the Marlow Sports Club Flood Risk Assessment (FRA) Addendum ref: 161070-02 and have removed their objection to the proposed development on flood risk grounds, subject to condition.

Revised comments: [in April 2017] Object. Having reviewed the submission do not consider that adequate information submitted to demonstrate that concerns met.

Final Comments: [November 2017] Following a review of the revised FRA, we can confirm that we are now able to remove our objection to the proposals on fluvial flood risk grounds subject to conditions. These relate to finished floor level of the building, the storage shed, steps and terrace being floodable

Control of Pollution Environmental Health

Initial Comments: No objections; suggest attachment of informative with respect to the control of construction noise.

Further Comment: From an environmental health perspective this application does not raise any unsurmountable issues (the Environment Agency and Bucks County Council will be commenting on flooding and surface water drainage respectively) and the 'no objection' comment by this Department at the start of the year is still valid and appropriate.

However it is clear from the numerous representations made by local residents against this application that there is significant (and justified) concern about the possibility of noise resulting from the use of the pavilion for social events during evenings and weekends, especially as there is a terrace area proposed at ground level and several bi-folding windows proposed on the first floor. Should this application receive permission then the new pavilion will require a new premises licence (under the Licensing Act 2003) in order to sell alcohol and to host social events. This allows the Licensing Team at WDC to impose certain site-specific conditions that will take into consideration the new design of the pavilion and its increased potential for noise leakage, as well as imposing strict times of use and other appropriate noise-limiting measures. This process also allows local residents to raise any objections/concerns and to have their say. No objection.

Landscape Officer

Comment: The principal consideration is landscape policy L2. The proposed development is located in the same position as the existing clubhouse though with a moderately larger footprint and greater height. It will be seen as an individual building with positive modern architectural merits, of a character consistent with its function as part of a sporting venue and located in its own landscape setting. For these reasons I do not see this as being at odds with landscape policy L2.

The proposed development is located outside the Chilterns AONB and does not appear to affect the setting of the AONB.

The site is within the Metropolitan Green Belt but, for the same reasons as those outlined above, I do not see the proposed development as detrimental to the landscape character, quality or openness of the Green Belt. Views of the building appear to occur mainly from within the sports ground along with views from Pound Lane to the north and partial/glimpsed from Lower Pound Lane to the east. There does not appear to be views from the Thames footpath or the adjacent Court Garden leisure complex. With most residential properties also well separated or screened from the site, the proposed development is unlikely to have any significant adverse impact upon public and private visual amenity.

Ecology Officer

Comments: No objection subject to attachment of an informative.

Leisure and Community Services

Comments: I write in support of this application. Marlow Sports Club is a thriving and successful organisation that is a major provider of sports facilities and opportunities for local Marlow residents. The application forms part of a long term direction of travel to provide the best and most appropriate sports facilities for Marlow. The new pavilion will be fully accessible, which is a major improvement on the current one. It also reflects fully the needs of the growing club it will serve, with modern changing and reception facilities for home and away participants and supporters. The Club has a strong relationship with local schools and the new pavilion forms an important community resource for Marlow.

Conservation Officer

Not originally consulted

Comment: The proposed design seems out of scale, makes no attempt to evoke cricket pavilion architecture and proposes a highly unsympathetic palette of materials wholly alien to the character of the adjacent conservation area. This seems a missed opportunity for a significant location adjoining the CA.

Buckinghamshire County Council (Non Major SuDS)

Not originally consulted

Initial Comments: [April 2017] I have concerns that neither surface water nor groundwater flood risk has been adequately addressed in both the FRA and FRA addendum.

The following matters are unclear from both the FRA and FRA addendum:

- Existing impermeable area - the applicant must provide calculations showing the existing impermeable area a) including the containers b) without the containers. These calculations should also include the existing parking areas.
- Proposed impermeable area – the applicant must provide calculations showing the proposed impermeable area a) including the proposed parking areas (and containers if these are to remain onsite). If the impermeable area is increasing, we expect the applicant to demonstrate how the surface water runoff from this area will be mitigated and in this case consider the implications of the reduction in the storage area of the existing surface water flooding in this location.
- Existing drainage regime –the FRA (6.2) mentions that the existing site drains by soakaway, the applicant must confirm the location of the soakaway, its condition and capacity. The applicant must also demonstrate that infiltration is a feasible method of surface water disposal with consideration of the anticipated high groundwater levels. Ground investigations should be completed in order to evidence this. If infiltration is shown not to be feasible, the applicant must follow the discharge hierarchy as detailed in the NPPG (080 Reference ID: 7-080-20150323)
- The FRA does outline different flood resilience and resistance measures, however it is not clear which of these measures will be implemented. In addition, the finished floor level is also unclear. We would want to see that there is sufficient freeboard between the finished floor level and the anticipated surface water flood depth for the 1 in 100 year + CC return period.

The applicant should also review our requirements detailed in the Developer Pack which is available to view on our website:

<http://www.buckscc.gov.uk/services/environment/flooding/sustainable-drainage-suds/>

I am going to contact the Environment Agency to understand their views from a fluvial flood risk perspective. I am also going to try to understand more about the Marlow FAS project and how that impacts the site. These things may take a little bit of time as the Environment Agency are very busy but I think it's important these discussions take place to understand flood risk as a whole for the site.

Based on the submitted information, the LLFA would raise an objection to the proposals. We would encourage the applicant to revise the FRA to include the above information and that required by the Developer Pack.

Further Comments [November 2017] Maintain objection, as inadequate information provided to demonstrate flooding issues adequately addressed.

Final Comments: [March 2018] Buckinghamshire County Council as Lead Local Flood Authority has reviewed the information provided in the Flood Risk Assessment Addendum No. 4 (161670-60, Dec 2017, Ardent Consulting Engineers). The LLFA **removes their objection** to the proposed development **subject to the following conditions listed below**.

The surface water drainage scheme proposes utilise a green roof and an attenuation tank. Surface water runoff will be discharged to an ordinary watercourse to the south of the site at a rate of 7l/s, which will provide a minimum of 50% betterment for the existing drainage scheme. Section 2.28 of the Flood Risk Assessment states that rainwater harvesting will be explored, an approach that is strongly encouraged. Water rainwater harvesting systems can be used to flush toilets and outdoor

taps.

It is stated within the Flood Risk Assessment (2.31) that the system has been designed to attenuate the 1 in 30 year storm event and that any flooding for the 1 in 100 year storm event plus 40% climate change will be stored onsite. However, calculations have not been submitted which show this, we require details of critical storm durations for the 1 in 30 year storm event and the 1 in 100 year storm event plus 40% climate change as this will demonstrate how the proposed system as a whole will function during different storm events.

We also request calculations which show a submerged outfall, in scenarios where there is a high water level in the ordinary watercourse the surface water will not be able to discharge and will cause the system to 'back up'. It is important to understand how the system will perform. We would request the following conditions be placed on the approval of the application, should this be granted by the LPA:

Condition 1

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Consideration of rainwater harvesting
- Full construction details of all SuDS and drainage components
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Calculations which show how the system functions with a submerged outfall
- Critical storm durations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 103 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Condition 2

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason

The reason for this pre-occupation condition is to ensure the Sustainable Drainage System is designed to the technical standards

Ordinary Watercourse Informative

Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority is required for any proposed works or structures in the watercourse. After planning permission has been granted by the LPA, the applicant must apply for Land Drainage Consent from the LLFA, information and the application form can be found on our [website](#). Please be aware that this process can take up to two months.

Representations

The following representations were received in respect of the original submission prior the Officers' report being completed in preparation for the application to be considered at Planning Committee in April 2017:

35 comments were received supporting the proposal:

- I am a direct neighbour and have been for 27 years at Lower Lodge Lower Pound Lane. I fully support this application. I believe Marlow Sports Club need a new pavilion in order for it to flourish and provide up to date facilities all users.
- Club has a long history in the town but facilities need fundamental improvement
- Existing facilities are inadequate/awful for membership now numbering 2,200 members
- Will provide much better facilities which will benefit entire community
- Club now has running and cycling sections
- Will encourage more participation in sport especially by the young
- Close to town so we walk to coaching there
- Needed to facilitate use by ladies and excluded groups
- Changing facilities for women are inadequate
- Will facilitate broader recreational use and help build partnership with schools etc.
- Will be eco-friendly and sustainable
- Will preserve Marlow's beautiful green space for future generations
- I am not looking to stop a new club house to support this popular club but I am concerned that the development is being undertaken in stages that local residents may not fully appreciate. The very large club house / events venue, new entrance, new address off Lower Pound Lane, development of new pitches and flood lighting to the west of the present hockey club, removal of trees, are all part of the development. At present the neighbours have only been asked to consider a club house, not all of the above issues. To ensure that the whole site works logistically, environmentally and as a part of a residential area I would suggest all these things need to be considered holistically. This development also needs to be considered as to how large numbers of people will be able to use a limited road and parking system when Higginson Park and Marlow Town are hosting the large events of the social, cultural and sporting calendar for Bucks

18 comments were received objecting for the following reasons:

- Real address is Pound Lane
- Iconic pavilion demolished and replaced by what looks like an office block
- Ugly unnecessary eyesore out of keeping with an expensive residential area
- Level of members/sporting activities do not justify building this size
- They are exaggerating their membership
- Believe it is intended more for private functions than for club events
- Noise is bad enough with 2 large events a year, which would be made worse
- Nowhere near enough parking for such events
- People park on the road already when using the tennis courts, this will exacerbate this situation to the detriment of the safety of pedestrians
- Access is dangerous already
- Concerned that Lower Pound Lane may be used for access
- More noise via the openable windows, particularly during functions
- Increased risk of flooding
- Increase risk surface water and ground water.
- Not looking to stop a new club house but this is first stage of an expansion that should be looked at holistically
- Increased noise
- Increased light pollution
- Application should be considered at Planning Committee
- Other residents concerned about property values and general disturbance
- If they need a building this size they should sell the site and find another one near the town with space for all their activities

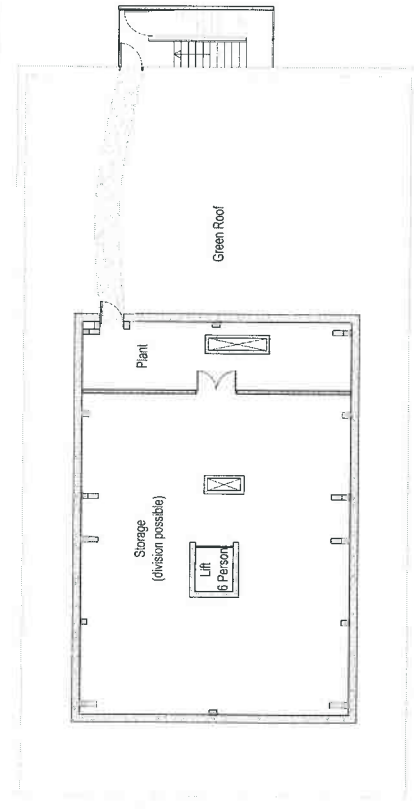
Since this, over 70 additional representations have been made. Some are from the same objectors and some comprise multiple representations from individuals. The representations also include an objection from the Marlow Society in recognition of the objections raised by local residents. The representations re-iterate the objections originally lodged and raise the following additional concerns:

- Accuracy of FRA questioned
- Environment Agency only concerned with fluvial flooding, no consideration given to groundwater, surface or sewer flooding
- The development should not proceed until the flood alleviation scheme has been fully implemented
- Whilst the need for a replacement pavilion is acknowledged, the proposal goes beyond what is reasonable to serve the sports needs of the site and Club and instead caters for large functions. This makes the increase in size of the building excessive in Green Belt terms and has adverse implications for neighbour amenity
- The design of the building with sliding doors opening up on to a large terrace will result in significant increase in noise and disturbance
- There are existing traffic congestion and parking problems associated with the site and the development will exacerbate these
- Adverse impact on wildlife
- If permitted the scheme should include significant additional planting to enhance the landscape

16/08327/FUL

Scale 1/2500

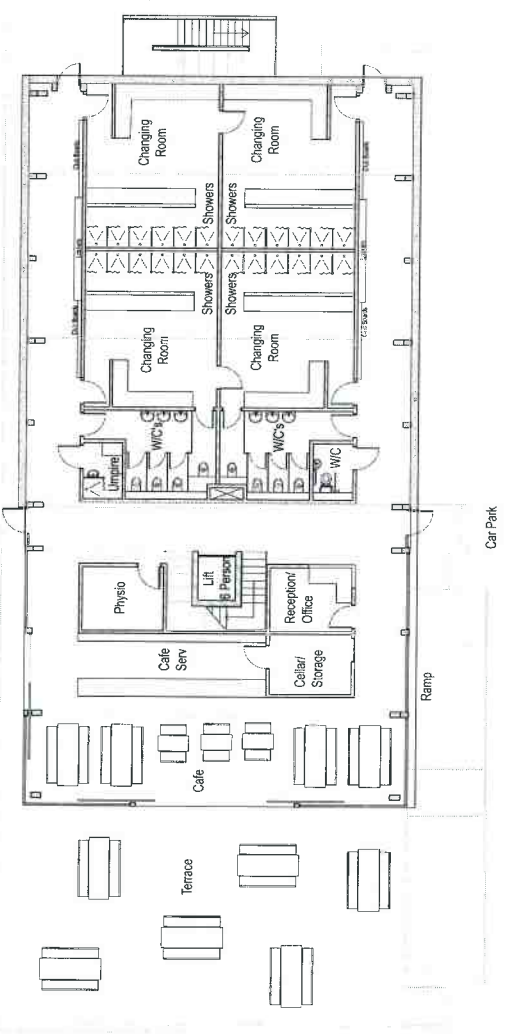




Roof Plan



First Floor Plan



Ground Floor Plan

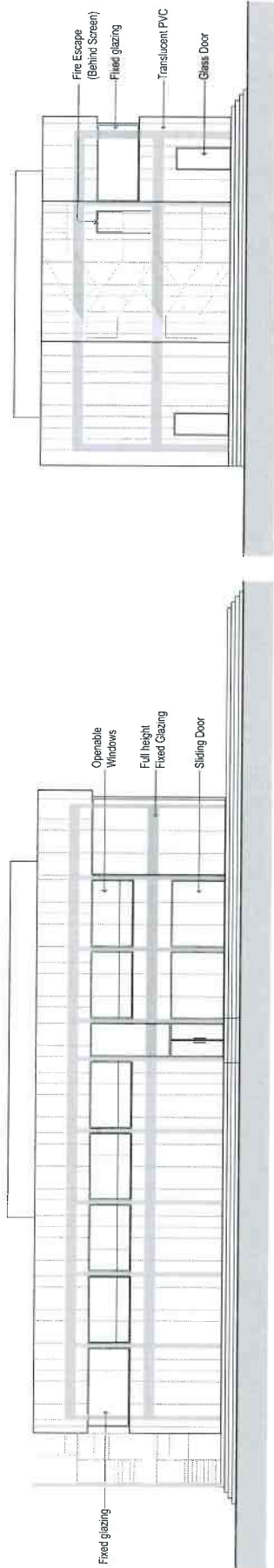
NOTES:

REVISION DATE DETAILS
 DRAWN: []
 CHECKED: []
 ALL COPYRIGHT RESERVED ©
HEIGHWAY ASSOCIATES ARCHITECTS
 34 West Street
 Marlborough
 Wiltshire
 SN8 1JH
 Tel: 01688 483 911
 www.heighwayassociates.com
 e.mail@heighwayassociates.com
 Client: Marlborough Sports Club
 Project: Marlborough Sports Club
 Title: Proposed Plans
 Issue: Planning
 Scale: 1:100 @ A1
 Date: January 2017
 Dwg No: 1482 / 03 Rev: A

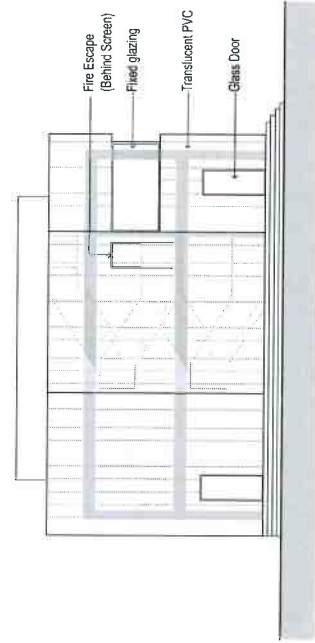




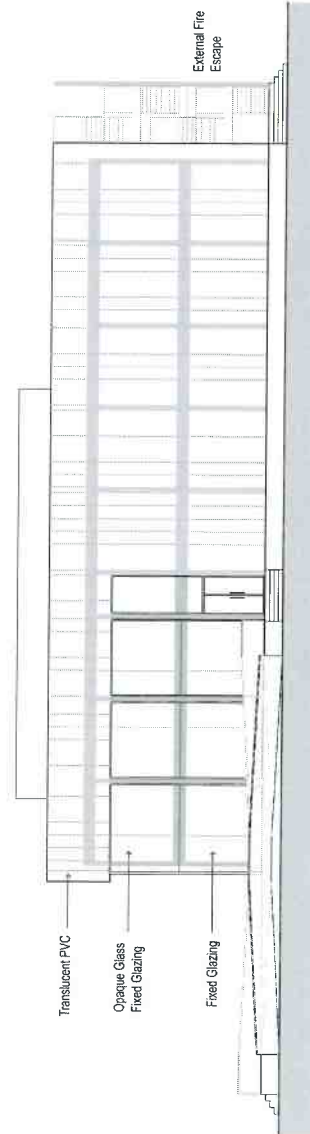
NOTES:



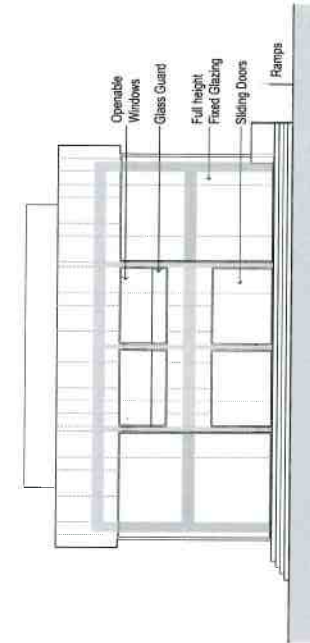
North Elevation



East Elevation



South Elevation



West Elevation

REVISION DATE DETAILS
 DRAWN: [blank] CHECKED: [blank]
 ALL COPYRIGHT RESERVED ©
 HEIGHWAY ASSOCIATES ARCHITECTS

34 West Street
 Marlborough
 Buckinghamshire
 MK7 2NB
 t: +44 (0)1296 403 211
 f: +44 (0)1296 403 210
 e: mail@highwayassociates.com



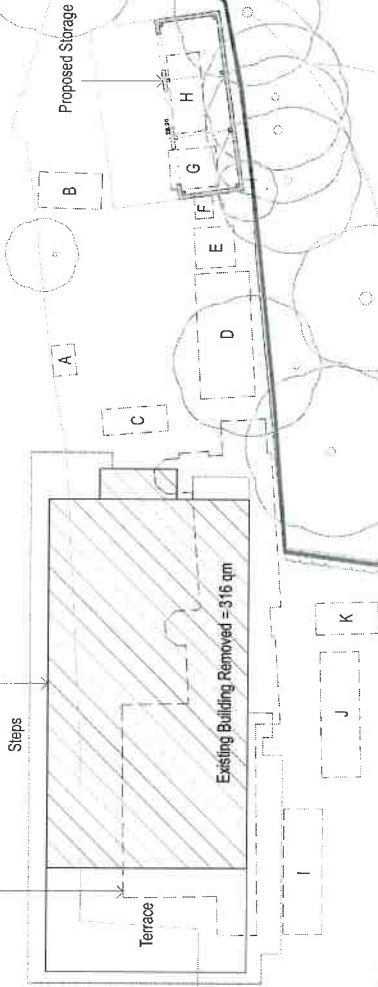
Client: Marlow Sports Club
 Project: Marlow Sports Club
 Title: Proposed Elevations
 Issue: Planning
 Scale: 1:100 @ A1
 Date: January 2017
 Dwg No: 1482 / 04 Rev: A



Cricket

Existing Footprint: 457.25 sqm
 (Including non floodable containers & structures - A,B,C,D,H,I,J)
 (Excluding floodable structures - E,F,G,K)

Proposed Footprint - 447.80 sqm (ff 28.91*)



Refuse Area

Parking

NOTES:

*A-K Existing Storage Units
 Removed

REVISION	DATE	DETAILS	DRAWN

HAA has no responsibility for the accuracy or reliability of the information shown here. It is the responsibility of the client to ensure that the information is correct and that it is used for the purposes intended. The client is responsible for the accuracy and reliability of the information shown here. The client is responsible for the accuracy and reliability of the information shown here. The client is responsible for the accuracy and reliability of the information shown here.

HEIGHWAY ASSOCIATES ARCHITECTS
 34 West Street
 Marlow
 Bucks
 SL7 2JH
 T: +44 (0)1628 482 011
 F: +44 (0)1628 482 011
 E: mail@highwayassociates.com



Client: EA - Support Drawing - Footprint
 Project: Marlow Sports Club
 Title: Proposed & Existing Footprint
 Issue: Planning
 Scale: 1:200 @ A1
 Date: August 2017
 Dwg No: 1482 / 09 Rev: B

NOTES:



REVISION	DATE	DETAILS	DESIGNED
<small> DRAWN: _____ CHECKED: _____ ALL RIGHTS RESERVED © HEIGHWAY ASSOCIATES ARCHITECTS 34 West Street Marlow Buckinghamshire SL7 2JG t: 01628 653 51 w: www.heyghwayassociates.com e: mail@heyghwayassociates.com Client: Marlow Sports Club Project: Marlow Sports Club Title: Proposed Block Plan Issue: Planning Scale: 1:1250 @ A1 Date: November 2016 Dwg No: 1482 / 08 Rev: A </small>			



Agenda Item 7.

Contact: Stephanie Penney DDI No. 01494 421823
App No : 17/08094/FUL App Type : FUL
Application for : Demolition of existing garage block and construction of a detached 3 bed dwellinghouse
At Garages and Access Road, The Cottages, Bricks Lane, Beacons Bottom, Buckinghamshire, HP14 3XG
Date Received : 28/11/17 Applicant : Mr Stewart Martin
Target date for decision: 23/01/18

1. Summary

- 1.1. It is considered that the principle of development is considered acceptable given the site's location in the Built-Up Area and the site being previously developed land. The proposed dwelling would not significantly harm the character or openness of the Green Belt or Chilterns AONB nor harm the amenities of adjoining occupiers. The proposal would not harm highway safety nor impact on the Public Footpath.

2. The Application

- 2.1. This application seeks permission for demolition of the existing single storey garage block and erection of a detached three bed dwelling.
- 2.2. The site is located within the Beacon's Bottom built up area in the Green Belt and Chilterns AONB. A public footpath (no. 66) shares the proposed access which currently serves the garages to the rear. The site is located to the rear of a row of terraced dwellings. The finished floor level of the proposed dwelling is approximately 2.2m higher than the ground level of number 3 Bricks Lane. The window to window distance between number 3 and the proposed dwelling is approximately 20.5m. The levels then rise by 4.2m at the site boundary to the north.
- 2.3. The proposed dwelling is not a conventional two storey dwelling, but is purpose designed due to the change in levels and the need to preserve the amenity of the adjoining occupiers and impact on the Green Belt and AONB. The accommodation is provided over two floors with three bedrooms, a study and two bathrooms on the ground floor and an open plan room at first floor accommodating a living room, snug, dining and kitchen area. This first floor is within the roof space.
- 2.4. From 16 October 2017 the emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version will also be material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.
- 2.5. Weight is of course a matter for the decision maker but the NPPF says:
Para 216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:
 - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

3. Working with the applicant/agent

3.1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning & Sustainability Customer Charter

3.2 The agent was requested further information to satisfy Highways and the PROW team at BCC. This information was received and the application progressed.

4. Relevant Planning History

4.1. 15/06336/FUL. Demolition of existing terrace of cottages and rear garage block and erection of a terrace of 5 x 4-bed cottages with bin/cycle stores & 4 bay car port to rear with associated parking (alternative scheme to p/p 14/08217/FUL). Application permitted.

4.2. 14/08217/FUL - Demolition of existing terrace of cottages and rear garage block and erection of a terrace of 5 x 3-bed cottages with bin/cycle stores & 4 bay car port to rear with associated parking. Application approved

4.3 These application have not been implemented but essentially approved two and a half storey dwellings on the site frontage and parking to the rear which included a single storey car port / garage structure.

4.4 Reference is made to an application that was refused and dismissed on appeal in 1988. However, policy has evolved somewhat in relation to developing on previously developed land in the Green Belt.

5. Issues and Policy considerations

Principle and Location

Adopted Local Plan (ALP): G8 (Detailed Design Guidance and Local Amenity), GB4 (Built-Up Areas in the Green Belt)

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development)

DSA: DM1 (Presumption in favour of sustainable development),

Housing Intensification Supplementary Planning Document (HISPD)

Emerging Local Plan (Regulation 19) Publication Version: CP1 (Sustainable Development) Policies, CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM211: (The Location of New Housing) DM35 (Placemaking and Design Quality), DM42 (Managing Development in the Green Belt)

5.1. The site is located in the built up area of Beacons Bottom. Accordingly the principle of development, in this instance, will only be acceptable in the case of limited infilling. Infilling is defined as building on undeveloped land within the Built-Up Area and represents the closing of an existing small gap in an otherwise built up frontage. Infill development will be of a scale and form comparable to the adjoining development and must not adversely affect the character of the area. This issue will be considered later in the report.

5.2. The consideration of infill, within policy GB4, is consistent with the NPPF. Para 89 of the NPPF states that limited infilling within villages is considered an exception to inappropriate development within the Green Belt. The saved policy is also consistent with the emerging policy of the Wycombe District Local Plan (Regulation 19) Publication Version. Para 6.214 of the Emerging Local Plan states, "Limited infilling is

defined as at most on detached or one pair of semi-detached dwellings in an existing small gap between other buildings in the built up area, and only where the siting would also be appropriate with regards to settlement pattern and the grain and morphology of the village.” Further guidance is given on the size of the building and plot size. The paragraph concludes that suitable infilling pots can be created by the subdivision of larger residential gardens (or other previously developed land) but not by the artificial sub-division of agricultural fields, or paddocks, or similar land that has not been previously developed, where this is likely to result in incrementalism.

- 5.3. This site does not necessarily follow the pattern of existing residential development which is road frontage. However, in this instance the principle is considered acceptable given that the site is previously developed. Given that the site is previously developed land, it is also worth noting under paragraph 89 of the NPPF, that the redevelopment of PDL is not inappropriate as long as it would not have a greater impact on the openness of the Green Belt.
- 5.4. Therefore this proposal is considered acceptable in principle, subject to other material considerations, detailed further below.

The impact of the development on the character and appearance of the Chilterns Area of Outstanding Natural Beauty, Green Belt and rural street scene

ADLP: Policies GB4 (Built-Up Areas within the Green Belt); L1 (Chilterns Area of Outstanding Natural Beauty), G3 (General Design Policy), G8 (Detailed Design) and G11 (Trees and Hedgerows)

CSDPD: Policy CS7 (Rural settlements and the Rural Areas); CS9 (Green Belt); CS17 (Environmental Assets) & CS19 (Raising the Quality of Place-Shaping and Design)

Emerging Local Plan (Regulation 19) Publication Version: CP8 (Protecting the Green Belt); CP9 (Sense of Place); CP10 (Green Infrastructure and the Natural Environment) DM30 (The Chilterns AONB) and DM42 (Managing Development in the Green Belt)

Impact on the Green Belt

- 5.5. Development is considered acceptable under GB4 providing that the development does not adversely affect the character of the area. This is assessed in relation to the effect on the open character of the Green Belt.
- 5.6. It is considered that whilst the dwelling is 3.2m higher than the existing garages the impact on the openness is minimal due to the increase in levels to the north of the site and given that the dwelling has been purpose designed to consider the built form. Whilst the accommodation is over two floors, the ridge height is not extensive at only 6.8m high and the southern elevation appears as single storey due to the pitch and slope of the roof. It is therefore considered that the impact on openness is minimal.

Impact on the Chilterns AONB

- 5.7. Policy L1 of the Adopted Local states that developments should ‘conserve the scenic beauty and wildlife interest within the AONB’, furthermore policy G3 (General Design Policy) states that ‘developments should be compatible with the immediate surroundings of the site and appropriate to its wider context by reference to street pattern and land levels, plot sizes, means of enclosure, proportion, scale, bulk, form and massing; and are sympathetic to the design and appearance of their surroundings, including building materials and profile, window pattern, architectural detail, landscape treatment and means of enclosure.’ Additionally, the National Planning policy framework gives great weight to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
- 5.8. Any new development proposed within the Chilterns AONB will require special attention to be paid to the conservation of its scenic beauty and to any existing wildlife

interest. Development will not be permitted if it is likely to damage the special character, appearance or natural beauty of the landscape or the future public enjoyment of the area. Where new development is considered to be acceptable for such a location, it should be of the highest quality, with its design being in sympathy with the local landscape and locally traditional building styles and materials.

- 5.9. Dealing with the layout of the site first, the new dwelling would be located on the footprint of the existing garages. It does however extend out towards the east (3m max) and west (0.7m max). There is a greater separation distance however between the dwellings south of the site. The garages are 13.5m from the rear of no. 3, whereas the proposed dwelling is 17.5. The dwelling does not extend into the embankment to the north of the site.
- 5.10. Turning to the scale and appearance, the proposed dwelling has been purpose designed to take into account levels, adjoining residents and the character of the AONB. Whilst the accommodation is over two floors the height of the dwelling is only 6.8m high. The materials comprise predominantly of timber boarding, flint and handmade clay tiles for the roof. This is therefore characteristic of the Chilterns AONB.
- 5.11. The scale of the dwelling is considered relatively modest in comparison to the existing footprint of the garages and height of adjoining properties. It is acknowledged that due to the levels of the land, the ridge would appear higher than the existing dwellings, however given the separation distance between properties and the design of the dwelling, it is not considered that the scheme would damage the special character.
- 5.12. Whilst the site is on an elevated position the wider views are considered important. However, the main view is from the south of the site on the public footpath. Due to the increase in levels, views would be looking down into the site. Accordingly the dwelling would be visible. However, due to the design and the benefit in replacing undesirable flat roof garages, the scheme is not considered to harm the scenic beauty. The view to the north is considered negligible due to the embankment.
- 5.13. In conclusion, it is considered that the proposal would not harm the rural character and appearance of the Chilterns Area of Outstanding Natural Beauty, the openness of the Green Belt or the open countryside in which it is set.
- 5.14. An Arboricultural Assessment has been submitted with the report. There is no Tree Preservation Order on site therefore any removal of trees did not require consent.

Amenity of existing and future residents

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) Appendix 1

CSDPD: CS19 (Raising the quality of place shaping and design)

Housing intensification SPD

Emerging Local Plan (Regulation 19) Publication Version: DM 35 (Placemaking and Design Quality)

- 5.15. The application site is at a higher level than the dwellings fronting Bricks Lane. The dwelling is not considered to have detrimental impact on the occupiers of The Cottages. There is a minimum window to window distance of 17.5m from the rear projection of no. 3 The Cottages. No. 4 the Cottages is approximately 17m. No. 2 the Cottage is approximately 22m, but not directly in line with the proposed dwelling.
- 5.16. Whilst the distance do not meet the minimum distance of 25m, the only first floor window on the southern elevation would be to the dining area and would be obscure glazed, as indicated on the submitted plans. In addition given the separation distance and the fact that the proposed dwelling is positioned further from the dwellings than the existing garages, the proposed dwelling would not result in overlooking or an unneighbourly impact on existing occupiers. Concern has been

raised regarding overlooking to the east. However the first floor windows (kitchen / utility) would overlook the rear most section of the adjacent occupiers' garden and are sited a minimum of 4.8m from the eastern boundary.

- 5.17. In terms of the amenity of future occupiers, amenity space has been provided and the positioning of the windows will ensure that the habitable rooms will be afforded sufficient natural light.

Carbon Reduction and Water Efficiency

Adopted Delivery and Site Allocations Plan (DPD): DM18 (Carbon Reduction and Water Efficiency)

DSA: DM18 (Carbon Reduction and Water Efficiency)

- 5.18. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have normally been considered necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this will be superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is considered necessary to condition the water efficiency.
- 5.19. The principle assessment of this application falls under policy DM18 of the Adopted Delivery and Site Allocations Plan July 2013. This plan will remain and 'sit alongside' the new Local Plan. Accordingly policy DM18 will still apply.

Infrastructure and Developer Contributions

Adopted Local Plan (ALP): G19, G23;

Core Strategy Development Planning Document (CSDPD): CS20, CS21;

Developer Contribution Supplementary Planning Document (DCSPD)

Emerging Local Plan (Regulation 19) Publication Version: CP7 (Delivering the Infrastructure to support Growth)

- 5.20. The site is located within CIL charging zone A.

Transport matters and parking

ALP: T2 (On – site parking and servicing), T4 (Pedestrian Movement and Provision)

CSDPD: CS16 (Transport)

DSA: DM2 (Transport requirements of development sites)

Buckinghamshire Countywide Parking Guidance

Emerging Local Plan (Regulation 19) Publication Version: DM 35 (Placemaking and Design Quality)

- 5.21 The proposed dwelling requires three on-site parking spaces, which have been provided. In addition, as the use of this access is not being intensified, no objection is raised.
- 5.22 A public footpath (no. 66) shares the proposed access which currently serves the garages to the rear. A shared surface should allow pedestrians priority, where they will be able to stop without feeling intimidated by motor traffic. The minimum width for vehicles is 2.75m and the minimum width for pedestrians is 2m, the overall width should therefore be 4.75m which has been proposed. The shared access is therefore considered acceptable.
- 5.23 Concerns have been raised regarding the erection of a close boarded fence and gate effecting the public right of way. However, this is matter of enforcement for Buckinghamshire County Council.
- 5.24 The application site is in separate ownership to the existing dwellings fronting Brick Lane. The Design and Access Statement submitted with the application states that the site is vacant and unrelated to The Cottages. No evidence has been submitted to

contradict this statement. There is an informal parking area opposite the Cottages which appears utilised for parking, although it's legal position is not known. Therefore, there is no objection to the loss of parking currently provided at the application site.

Weighing and balancing of issues – overall assessment

- 5.25 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.26 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a) Provision of the development plan insofar as they are material
 - b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
 - c) Any other material considerations
- 5.27 As set out above it is considered that the proposed development would accord with the development plan policies in relation to impact on the Green Belt, character of the AONB, impact on amenity and highway access.

Recommendation: Application Permitted

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers F3217-T, PD5-17-01 C, PD5-17-02 C unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
- 4 All planting, seeding or turfing comprised in the approved details of landscaping, in association with the requirements of condition 8, shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 5 The development hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.

Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).

- 6 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the 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.
- 7 Notwithstanding any other details shown on the plans hereby approved, the full length windows to the dining room and landing area to be inserted in the south facing elevation of the dwelling shall be glazed in obscure glass. The windows shall thereafter be retained as such. No further windows shall be inserted in the dwelling hereby permitted without the prior, express planning permission of the Local Planning Authority.
Reason: In the interests of the amenity of neighbouring properties.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D, E, F, G and H of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.
Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.
- 9 The development is to be undertaken in accordance with the approved Arboricultural Impact Assessment or any revision agreed by the council and Tree Protection Plan (TPP), indicating trees to be retained and those to be removed; the positions of physical tree protective fencing and ground protection zones.
Reason: To ensure that the trees to be retained are not damaged, in the interests of visual amenity.

INFORMATIVE(S)

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
- offering a pre-application advice service,
 - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - by adhering to the requirements of the Planning & Sustainability Customer Charter
- The agent was requested further information to satisfy Highways and the PROW team at BCC. This information was received and the application progressed.
- 2 It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.
- 3 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 4 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

17/08094/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Shade Adoh

We have received and continue to receive huge volumes of concerns about the application from residents. Having read the grounds of the application, the issues raised are related to access, visibility of the proposed build from the footpath, our concern on the overdevelopment in an area of ONB and the fact that a previous appeal was unsuccessful. The overwhelming objections raised by neighbours' means we have to request that the application be called in.

Parish/Town Council Comments/Internal and External Consultees

Stokenchurch Parish Council

Comment: Object on the grounds of overdevelopment on the ground shown on the plan. The proposed dwelling would overlook the cottages, and consequently invade their privacy. It should also be pointed out that the area is in the Green Belt and the AONB and any further development should be discouraged. The case officer is urged to read 88/06931 which related to an unsuccessful appeal in the same spot, where the Inspector states that the hamlet should only be allowed to build on a one to one replacement basis, or infilling on a development frontage, much of the Inspector's report is pertinent in this matter. In addition the house would be fully visible from the footpath.

County Highway Authority

Comment: No objection subject to conditions

Rights of Way and Access

Comment: No objections to amended plans

The Ramblers Association

Comment: Not received

Arboricultural Officer

Comment: There are no trees in the immediate vicinity of the new house and the proposal is unlikely to impact on the roots of neighbouring trees providing work is carried out in accordance with the submitted arboricultural documents, particularly paragraph 5.3 of the Arboricultural Survey which relates to the access road. The trees on the land adjacent to the track are subject of a Tree Preservation Order and if pruning is required for access an application for tree work will need to be submitted for consideration.

Representations

24 letters of objections:-

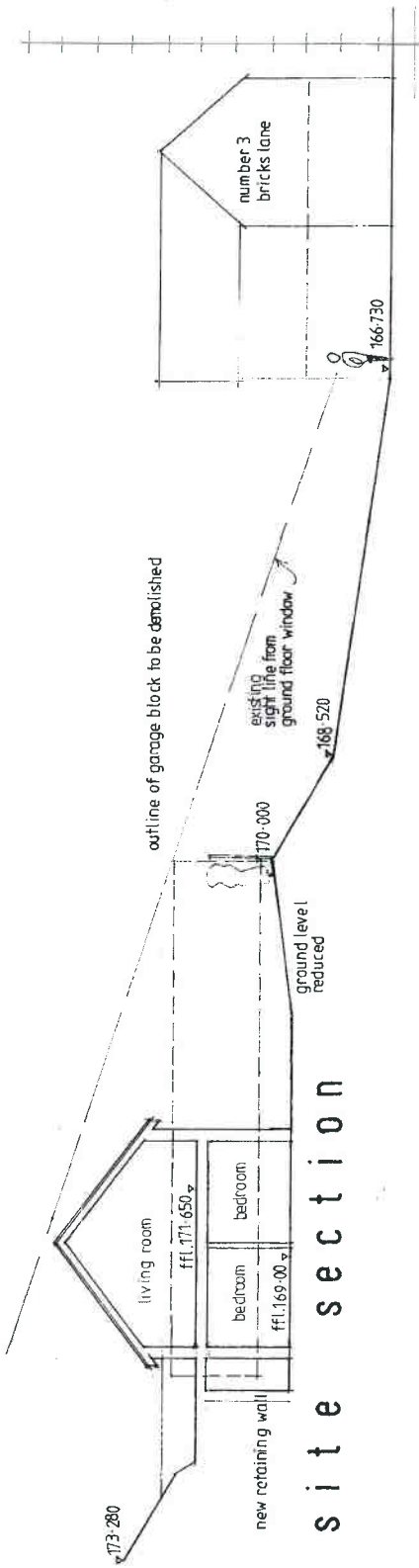
- Loss of privacy
- Loss of quiet enjoyment
- Precedent that could be created
- Damage to boundaries
- Does not uphold the current building line
- Not considered drainage
- Proposal will be overbearing and out of scale with character of Beacons Bottom
- The house is clearly a 4-bed dwelling and not a 3-bed
- The site is not a former builder's yard.
- All trees have been destroyed. Loss of these trees has ruined the rural character.
- The house would be clearly visible
- The distances quoted in the application are not reflective of the clear picture.
- Work has already started as the land has been cleared and works carried out to the access road.
- Potential light pollution.

- Site is within the Green Belt and AONB.
- The proposal is not infill
- Overlooking to the side.
- Impact of noise and disturbance during construction.
- Sight lines have been drawn to the applicant's favour.
- Impact on the Right of Way.
- The planning authority should consider the local residents.
- The house would be visible in the skyline
- Impact on the main road in and out of the village
- The point of access is on a blind corner where an accident has happened.

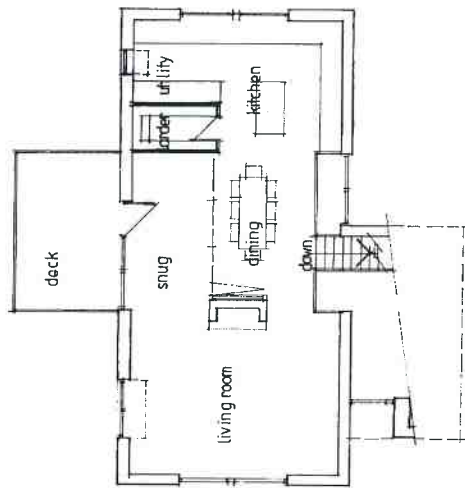
17/08094/FUL/FUL

Scale 1/2500

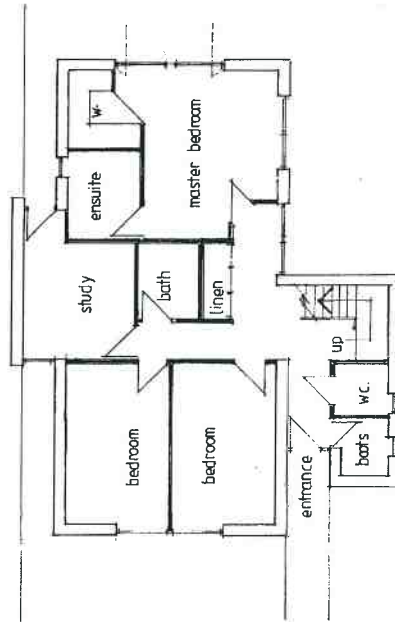




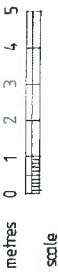
site section



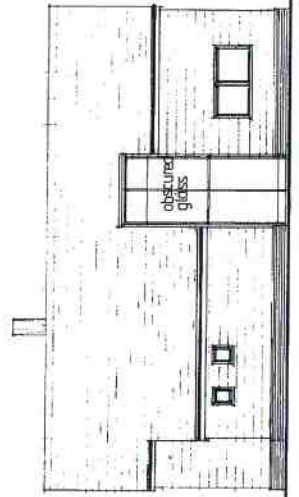
first floor



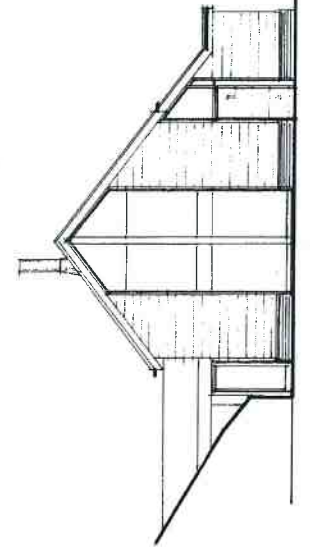
ground floor



- hand made clay tiles
- grey aluminium windows
- wide dark stained boarding
- brick p/nth



south

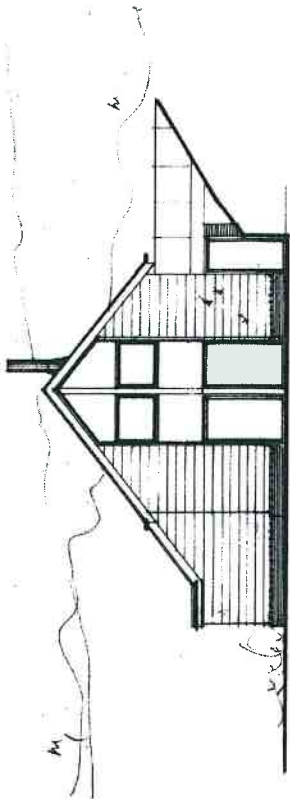


west

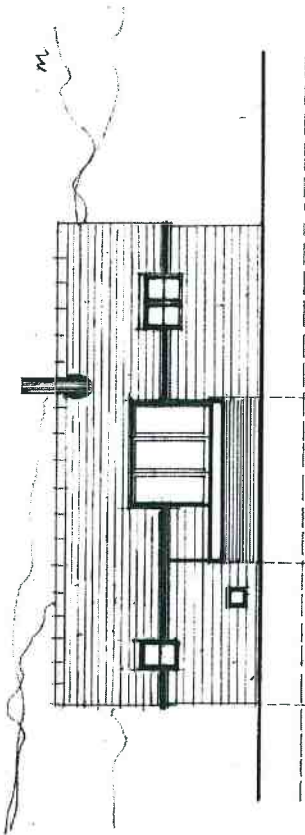
rev. C corrections to plot drawings + levels
 rev. B house reduced in size
 rev. A client changes to layout

27-11-2017
 5-10-2017
 21-07-2017

PROJECT DESIGN ARCHITECTS LIMITED
 25 west wycombe road high wycombe bucks HP11 2LQ Tel: 01494 464484
 site proposal: DEMOLITION OF GARAGES AND ERECTION OF NEW HOUSE
 3 BRICKS LANE BEACONS BOTTOM
 drawing: Plans and elevations
 scale: 1:100 @ A2 date: 19-07-2017 PD5-17-01 rev. C



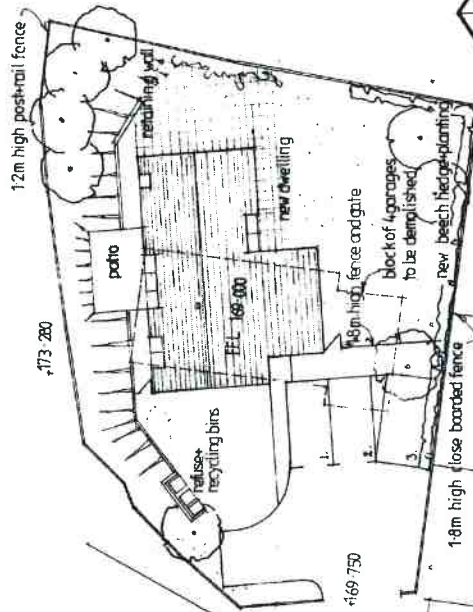
east



north



elevations

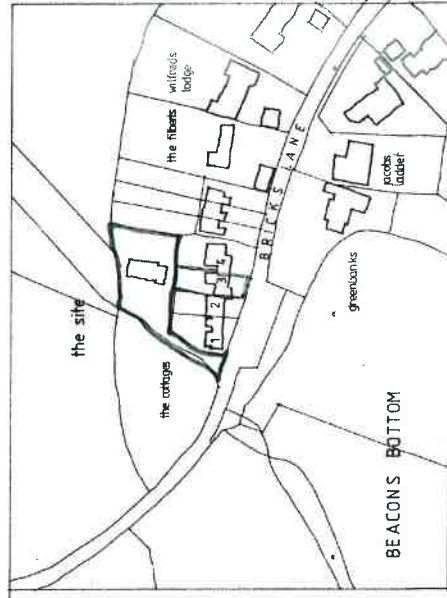


north

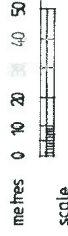
existing vehicular access to be widened to 4.750m

B R I C K S L A N E

block plan



location



rev.0 access widened + car parking increased to 3 spaces + turning area
 rev.8 connections to plot drawings + levels
 rev. A house reduced in size and repositioned further away from cottages:

PROJECT DESIGN ARCHITECTS LIMITED
 25 west wycombe road high wycombe bucks HP11 2LQ tel: 01494 464484
 site proposal: DEMOLITION OF GARAGES AND ERECTION OF NEW HOUSE
 drawing: 3 BRICKS LANE BEACONS BOTTOM
 scale: 1:100 1:1250 1:200 block location plan, e+n elevations PD5 17-02 rev 0
 date: 24-07-2017

1955700mN

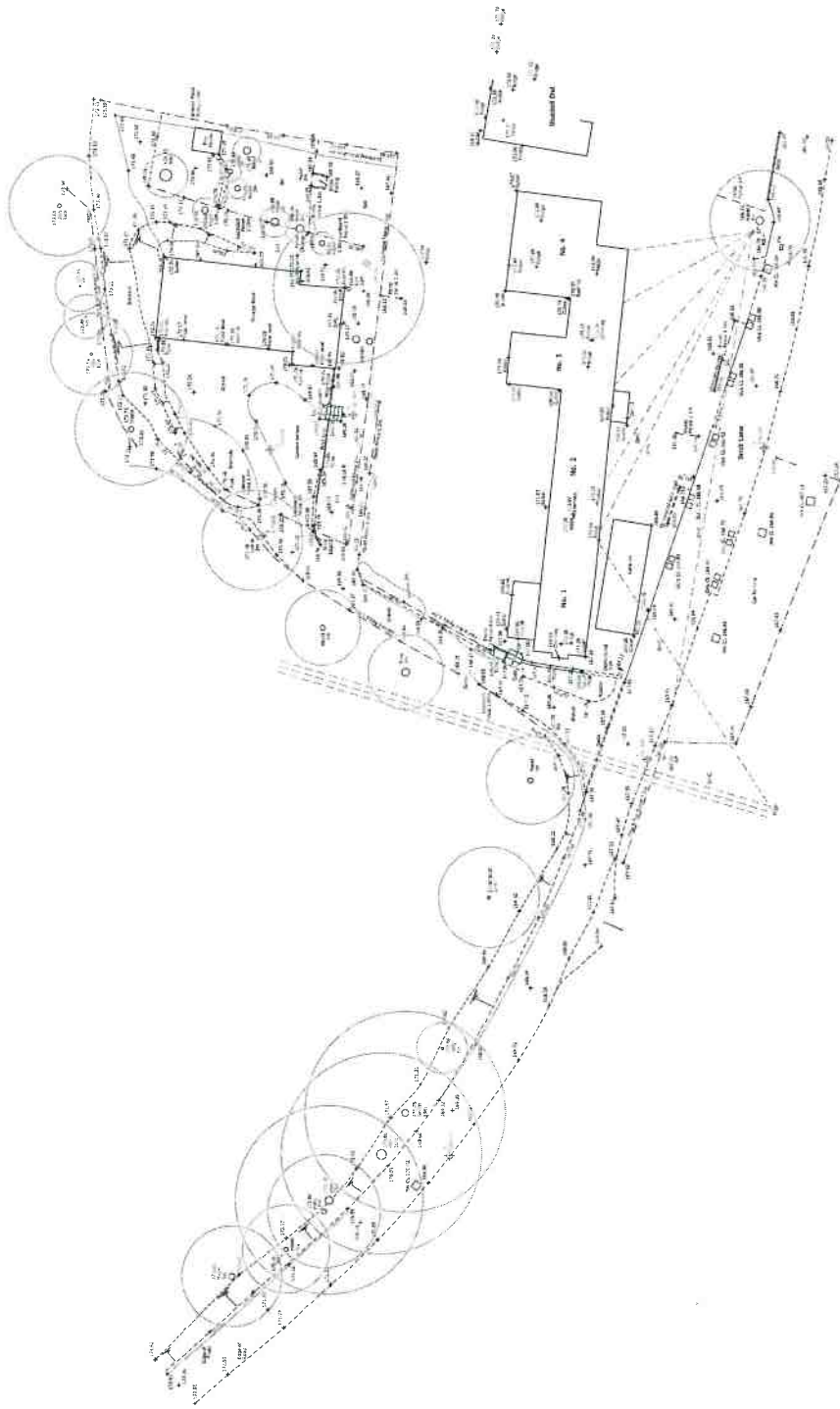
1955600mN

1955500mN

1955400mN

1955300mN

1955200mN



479380mE 479400mE 479420mE 479440mE 479460mE 479480mE 479500mE

NOTES
1. LEVELS ARE RELATED TO ORDNANCE SURVEY BY GPS OBSERVATION.
2. SURVEY ORIENTATED NORTH BY GPS OBSERVATION.
3. SURVEY POINTS ARE IDENTIFIED BY SPECIES OF TREES AND INDICATED BY ONLY.
4. SURVEY HAS BEEN CORRECTED OUT TO AN ACCURACY CORRESPONDING TO IFA 1:200 SCALE DRAWING.
5. APPROXIMATE POSITIONS OF THE APPROXIMATE WERE NOT HAD NO ACCESS.
6. LEVELS SHOWN ON KEYS LINES ARE ROAD (CHANNEL) LEVELS.

ABBREVIATION LIST
A - ALDER
B - BIRCH
C - CEDAR
D - DOGWOOD
E - ELM
F - FERN
G - GRASS
H - HAZEL
I - IRIS
J - JUNCUS
K - KNOTGRASS
L - LILAC
M - MOUNTAIN ASH
N - NORTHERN SPRUCE
O - OAK
P - PINE
Q - QUERCUS
R - RIVER BIRCH
S - SWEET GUM
T - TULIP
U - UNIDENTIFIED
V - VIBURNUM
W - WILLOW
X - XANTHOXYLIS
Y - YEW
Z - ZEPHYRUS
AA - ARBUTUS
AB - ABUTILON
AC - ACER
AD - ADONIS
AE - AEGLE
AF - AFFINIS
AG - AGROSTIS
AH - ALOPECURUS
AI - ALYSSUM
AJ - ANEMONE
AK - ANEMONE
AL - ANEMONE
AM - ANEMONE
AN - ANEMONE
AO - ANEMONE
AP - ANEMONE
AQ - ANEMONE
AR - ANEMONE
AS - ANEMONE
AT - ANEMONE
AU - ANEMONE
AV - ANEMONE
AW - ANEMONE
AX - ANEMONE
AY - ANEMONE
AZ - ANEMONE
BA - BAMBUSA
BB - BAMBUSA
BC - BAMBUSA
BD - BAMBUSA
BE - BAMBUSA
BF - BAMBUSA
BG - BAMBUSA
BH - BAMBUSA
BI - BAMBUSA
BJ - BAMBUSA
BK - BAMBUSA
BL - BAMBUSA
BM - BAMBUSA
BN - BAMBUSA
BO - BAMBUSA
BP - BAMBUSA
BQ - BAMBUSA
BR - BAMBUSA
BS - BAMBUSA
BT - BAMBUSA
BU - BAMBUSA
BV - BAMBUSA
BW - BAMBUSA
BX - BAMBUSA
BY - BAMBUSA
BZ - BAMBUSA
CA - CACTUS
CB - CACTUS
CC - CACTUS
CD - CACTUS
CE - CACTUS
CF - CACTUS
CG - CACTUS
CH - CACTUS
CI - CACTUS
CJ - CACTUS
CK - CACTUS
CL - CACTUS
CM - CACTUS
CN - CACTUS
CO - CACTUS
CP - CACTUS
CQ - CACTUS
CR - CACTUS
CS - CACTUS
CT - CACTUS
CU - CACTUS
CV - CACTUS
CW - CACTUS
CX - CACTUS
CY - CACTUS
CZ - CACTUS
DA - DACTYLIS
DB - DACTYLIS
DC - DACTYLIS
DD - DACTYLIS
DE - DACTYLIS
DF - DACTYLIS
DG - DACTYLIS
DH - DACTYLIS
DI - DACTYLIS
DJ - DACTYLIS
DK - DACTYLIS
DL - DACTYLIS
DM - DACTYLIS
DN - DACTYLIS
DO - DACTYLIS
DP - DACTYLIS
DQ - DACTYLIS
DR - DACTYLIS
DS - DACTYLIS
DT - DACTYLIS
DU - DACTYLIS
DV - DACTYLIS
DW - DACTYLIS
DX - DACTYLIS
DY - DACTYLIS
DZ - DACTYLIS
EA - EUPHORBIA
EB - EUPHORBIA
EC - EUPHORBIA
ED - EUPHORBIA
EE - EUPHORBIA
EF - EUPHORBIA
EG - EUPHORBIA
EH - EUPHORBIA
EI - EUPHORBIA
EJ - EUPHORBIA
EK - EUPHORBIA
EL - EUPHORBIA
EM - EUPHORBIA
EN - EUPHORBIA
EO - EUPHORBIA
EP - EUPHORBIA
EQ - EUPHORBIA
ER - EUPHORBIA
ES - EUPHORBIA
ET - EUPHORBIA
EU - EUPHORBIA
EV - EUPHORBIA
EW - EUPHORBIA
EX - EUPHORBIA
EY - EUPHORBIA
EZ - EUPHORBIA
FA - FALCATA
FB - FALCATA
FC - FALCATA
FD - FALCATA
FE - FALCATA
FF - FALCATA
FG - FALCATA
FH - FALCATA
FI - FALCATA
FJ - FALCATA
FK - FALCATA
FL - FALCATA
FM - FALCATA
FN - FALCATA
FO - FALCATA
FP - FALCATA
FQ - FALCATA
FR - FALCATA
FS - FALCATA
FT - FALCATA
FU - FALCATA
FV - FALCATA
FW - FALCATA
FX - FALCATA
FY - FALCATA
FZ - FALCATA
GA - GALIUM
GB - GALIUM
GC - GALIUM
GD - GALIUM
GE - GALIUM
GF - GALIUM
GG - GALIUM
GH - GALIUM
GI - GALIUM
GJ - GALIUM
GK - GALIUM
GL - GALIUM
GM - GALIUM
GN - GALIUM
GO - GALIUM
GP - GALIUM
GQ - GALIUM
GR - GALIUM
GS - GALIUM
GT - GALIUM
GU - GALIUM
GV - GALIUM
GW - GALIUM
GX - GALIUM
GY - GALIUM
GZ - GALIUM
HA - HEDERA
HB - HEDERA
HC - HEDERA
HD - HEDERA
HE - HEDERA
HF - HEDERA
HG - HEDERA
HH - HEDERA
HI - HEDERA
HJ - HEDERA
HK - HEDERA
HL - HEDERA
HM - HEDERA
HN - HEDERA
HO - HEDERA
HP - HEDERA
HQ - HEDERA
HR - HEDERA
HS - HEDERA
HT - HEDERA
HU - HEDERA
HV - HEDERA
HW - HEDERA
HX - HEDERA
HY - HEDERA
HZ - HEDERA
IA - IMPATIENS
IB - IMPATIENS
IC - IMPATIENS
ID - IMPATIENS
IE - IMPATIENS
IF - IMPATIENS
IG - IMPATIENS
IH - IMPATIENS
II - IMPATIENS
IJ - IMPATIENS
IK - IMPATIENS
IL - IMPATIENS
IM - IMPATIENS
IN - IMPATIENS
IO - IMPATIENS
IP - IMPATIENS
IQ - IMPATIENS
IR - IMPATIENS
IS - IMPATIENS
IT - IMPATIENS
IU - IMPATIENS
IV - IMPATIENS
IW - IMPATIENS
IX - IMPATIENS
IY - IMPATIENS
IZ - IMPATIENS
JA - JUNCUS
JB - JUNCUS
JC - JUNCUS
JD - JUNCUS
JE - JUNCUS
JF - JUNCUS
JG - JUNCUS
JH - JUNCUS
JI - JUNCUS
JJ - JUNCUS
JK - JUNCUS
JL - JUNCUS
JM - JUNCUS
JN - JUNCUS
JO - JUNCUS
JP - JUNCUS
JQ - JUNCUS
JR - JUNCUS
JS - JUNCUS
JT - JUNCUS
JU - JUNCUS
JV - JUNCUS
JW - JUNCUS
JX - JUNCUS
JY - JUNCUS
JZ - JUNCUS
KA - KALIMERIS
KB - KALIMERIS
KC - KALIMERIS
KD - KALIMERIS
KE - KALIMERIS
KF - KALIMERIS
KG - KALIMERIS
KH - KALIMERIS
KI - KALIMERIS
KJ - KALIMERIS
KK - KALIMERIS
KL - KALIMERIS
KM - KALIMERIS
KN - KALIMERIS
KO - KALIMERIS
KP - KALIMERIS
KQ - KALIMERIS
KR - KALIMERIS
KS - KALIMERIS
KT - KALIMERIS
KU - KALIMERIS
KV - KALIMERIS
KW - KALIMERIS
KX - KALIMERIS
KY - KALIMERIS
KZ - KALIMERIS
LA - LACTUCA
LB - LACTUCA
LC - LACTUCA
LD - LACTUCA
LE - LACTUCA
LF - LACTUCA
LG - LACTUCA
LH - LACTUCA
LI - LACTUCA
LJ - LACTUCA
LK - LACTUCA
LL - LACTUCA
LM - LACTUCA
LN - LACTUCA
LO - LACTUCA
LP - LACTUCA
LQ - LACTUCA
LR - LACTUCA
LS - LACTUCA
LT - LACTUCA
LU - LACTUCA
LV - LACTUCA
LW - LACTUCA
LX - LACTUCA
LY - LACTUCA
LZ - LACTUCA
MA - MALVA
MB - MALVA
MC - MALVA
MD - MALVA
ME - MALVA
MF - MALVA
MG - MALVA
MH - MALVA
MI - MALVA
MJ - MALVA
MK - MALVA
ML - MALVA
MM - MALVA
MN - MALVA
MO - MALVA
MP - MALVA
MQ - MALVA
MR - MALVA
MS - MALVA
MT - MALVA
MU - MALVA
MV - MALVA
MW - MALVA
MX - MALVA
MY - MALVA
MZ - MALVA
NA - NASTURTIUM
NB - NASTURTIUM
NC - NASTURTIUM
ND - NASTURTIUM
NE - NASTURTIUM
NF - NASTURTIUM
NG - NASTURTIUM
NH - NASTURTIUM
NI - NASTURTIUM
NJ - NASTURTIUM
NK - NASTURTIUM
NL - NASTURTIUM
NM - NASTURTIUM
NN - NASTURTIUM
NO - NASTURTIUM
NP - NASTURTIUM
NQ - NASTURTIUM
NR - NASTURTIUM
NS - NASTURTIUM
NT - NASTURTIUM
NU - NASTURTIUM
NV - NASTURTIUM
NW - NASTURTIUM
NX - NASTURTIUM
NY - NASTURTIUM
NZ - NASTURTIUM
OA - OXYRIZUM
OB - OXYRIZUM
OC - OXYRIZUM
OD - OXYRIZUM
OE - OXYRIZUM
OF - OXYRIZUM
OG - OXYRIZUM
OH - OXYRIZUM
OI - OXYRIZUM
OJ - OXYRIZUM
OK - OXYRIZUM
OL - OXYRIZUM
OM - OXYRIZUM
ON - OXYRIZUM
OO - OXYRIZUM
OP - OXYRIZUM
OQ - OXYRIZUM
OR - OXYRIZUM
OS - OXYRIZUM
OT - OXYRIZUM
OU - OXYRIZUM
OV - OXYRIZUM
OW - OXYRIZUM
OX - OXYRIZUM
OY - OXYRIZUM
OZ - OXYRIZUM
PA - PASTINACA
PB - PASTINACA
PC - PASTINACA
PD - PASTINACA
PE - PASTINACA
PF - PASTINACA
PG - PASTINACA
PH - PASTINACA
PI - PASTINACA
PJ - PASTINACA
PK - PASTINACA
PL - PASTINACA
PM - PASTINACA
PN - PASTINACA
PO - PASTINACA
PP - PASTINACA
PQ - PASTINACA
PR - PASTINACA
PS - PASTINACA
PT - PASTINACA
PU - PASTINACA
PV - PASTINACA
PW - PASTINACA
PX - PASTINACA
PY - PASTINACA
PZ - PASTINACA
QA - QUERCUS
QB - QUERCUS
QC - QUERCUS
QD - QUERCUS
QE - QUERCUS
QF - QUERCUS
QG - QUERCUS
QH - QUERCUS
QI - QUERCUS
QJ - QUERCUS
QK - QUERCUS
QL - QUERCUS
QM - QUERCUS
QN - QUERCUS
QO - QUERCUS
QP - QUERCUS
QQ - QUERCUS
QR - QUERCUS
QS - QUERCUS
QT - QUERCUS
QU - QUERCUS
QV - QUERCUS
QW - QUERCUS
QX - QUERCUS
QY - QUERCUS
QZ - QUERCUS
RA - RANUNCULUS
RB - RANUNCULUS
RC - RANUNCULUS
RD - RANUNCULUS
RE - RANUNCULUS
RF - RANUNCULUS
RG - RANUNCULUS
RH - RANUNCULUS
RI - RANUNCULUS
RJ - RANUNCULUS
RK - RANUNCULUS
RL - RANUNCULUS
RM - RANUNCULUS
RN - RANUNCULUS
RO - RANUNCULUS
RP - RANUNCULUS
RQ - RANUNCULUS
RR - RANUNCULUS
RS - RANUNCULUS
RT - RANUNCULUS
RU - RANUNCULUS
RV - RANUNCULUS
RW - RANUNCULUS
RX - RANUNCULUS
RY - RANUNCULUS
RZ - RANUNCULUS
SA - SAGITTARIA
SB - SAGITTARIA
SC - SAGITTARIA
SD - SAGITTARIA
SE - SAGITTARIA
SF - SAGITTARIA
SG - SAGITTARIA
SH - SAGITTARIA
SI - SAGITTARIA
SJ - SAGITTARIA
SK - SAGITTARIA
SL - SAGITTARIA
SM - SAGITTARIA
SN - SAGITTARIA
SO - SAGITTARIA
SP - SAGITTARIA
SQ - SAGITTARIA
SR - SAGITTARIA
SS - SAGITTARIA
ST - SAGITTARIA
SU - SAGITTARIA
SV - SAGITTARIA
SW - SAGITTARIA
SX - SAGITTARIA
SY - SAGITTARIA
SZ - SAGITTARIA
TA - TACHYPHYLLON
TB - TACHYPHYLLON
TC - TACHYPHYLLON
TD - TACHYPHYLLON
TE - TACHYPHYLLON
TF - TACHYPHYLLON
TG - TACHYPHYLLON
TH - TACHYPHYLLON
TI - TACHYPHYLLON
TJ - TACHYPHYLLON
TK - TACHYPHYLLON
TL - TACHYPHYLLON
TM - TACHYPHYLLON
TN - TACHYPHYLLON
TO - TACHYPHYLLON
TP - TACHYPHYLLON
TQ - TACHYPHYLLON
TR - TACHYPHYLLON
TS - TACHYPHYLLON
TT - TACHYPHYLLON
TU - TACHYPHYLLON
TV - TACHYPHYLLON
TW - TACHYPHYLLON
TX - TACHYPHYLLON
TY - TACHYPHYLLON
TZ - TACHYPHYLLON
UA - URTICA
UB - URTICA
UC - URTICA
UD - URTICA
UE - URTICA
UF - URTICA
UG - URTICA
UH - URTICA
UI - URTICA
UJ - URTICA
UK - URTICA
UL - URTICA
UM - URTICA
UN - URTICA
UO - URTICA
UP - URTICA
UQ - URTICA
UR - URTICA
US - URTICA
UT - URTICA
UU - URTICA
UV - URTICA
UW - URTICA
UX - URTICA
UY - URTICA
UZ - URTICA
VA - VACCINIUM
VB - VACCINIUM
VC - VACCINIUM
VD - VACCINIUM
VE - VACCINIUM
VF - VACCINIUM
VG - VACCINIUM
VH - VACCINIUM
VI - VACCINIUM
VJ - VACCINIUM
VK - VACCINIUM
VL - VACCINIUM
VM - VACCINIUM
VN - VACCINIUM
VO - VACCINIUM
VP - VACCINIUM
VQ - VACCINIUM
VR - VACCINIUM
VS - VACCINIUM
VT - VACCINIUM
VU - VACCINIUM
VV - VACCINIUM
VW - VACCINIUM
VX - VACCINIUM
VY - VACCINIUM
VZ - VACCINIUM
WA - WAGNERIA
WB - WAGNERIA
WC - WAGNERIA
WD - WAGNERIA
WE - WAGNERIA
WF - WAGNERIA
WG - WAGNERIA
WH - WAGNERIA
WI - WAGNERIA
WJ - WAGNERIA
WK - WAGNERIA
WL - WAGNERIA
WM - WAGNERIA
WN - WAGNERIA
WO - WAGNERIA
WP - WAGNERIA
WQ - WAGNERIA
WR - WAGNERIA
WS - WAGNERIA
WT - WAGNERIA
WU - WAGNERIA
WV - WAGNERIA
WW - WAGNERIA
WX - WAGNERIA
WY - WAGNERIA
WZ - WAGNERIA
XA - XANTOXYLIS
XB - XANTOXYLIS
XC - XANTOXYLIS
XD - XANTOXYLIS
XE - XANTOXYLIS
XF - XANTOXYLIS
XG - XANTOXYLIS
XH - XANTOXYLIS
XI - XANTOXYLIS
XJ - XANTOXYLIS
XK - XANTOXYLIS
XL - XANTOXYLIS
XM - XANTOXYLIS
XN - XANTOXYLIS
XO - XANTOXYLIS
XP - XANTOXYLIS
XQ - XANTOXYLIS
XR - XANTOXYLIS
XS - XANTOXYLIS
XT - XANTOXYLIS
XU - XANTOXYLIS
XV - XANTOXYLIS
XW - XANTOXYLIS
XZ - XANTOXYLIS
YA - YACHTINGIA
YB - YACHTINGIA
YC - YACHTINGIA
YD - YACHTINGIA
YE - YACHTINGIA
YF - YACHTINGIA
YG - YACHTINGIA
YH - YACHTINGIA
YI - YACHTINGIA
YJ - YACHTINGIA
YK - YACHTINGIA
YL - YACHTINGIA
YM - YACHTINGIA
YN - YACHTINGIA
YO - YACHTINGIA
YP - YACHTINGIA
YQ - YACHTINGIA
YR - YACHTINGIA
YS - YACHTINGIA
YT - YACHTINGIA
YU - YACHTINGIA
YV - YACHTINGIA
YW - YACHTINGIA
YZ - YACHTINGIA
ZA - ZEPHYRUS
ZB - ZEPHYRUS
ZC - ZEPHYRUS
ZD - ZEPHYRUS
ZE - ZEPHYRUS
ZF - ZEPHYRUS
ZG - ZEPHYRUS
ZH - ZEPHYRUS
ZI - ZEPHYRUS
ZJ - ZEPHYRUS
ZK - ZEPHYRUS
ZL - ZEPHYRUS
ZM - ZEPHYRUS
ZN - ZEPHYRUS
ZO - ZEPHYRUS
ZP - ZEPHYRUS
ZQ - ZEPHYRUS
ZR - ZEPHYRUS
ZS - ZEPHYRUS
ZT - ZEPHYRUS
ZU - ZEPHYRUS
ZV - ZEPHYRUS
ZW - ZEPHYRUS
ZZ - ZEPHYRUS

STATION CO-ORDINATES

NO.	EASTING	NORTHING	LEVEL
1	478427.97	195532.30	167.279
2	478428.00	195532.30	167.280
3	478428.03	195532.30	167.281
4	478428.06	195532.30	167.282
5	478428.09	195532.30	167.283
6	478428.12	195532.30	167.284
7	478428.15	195532.30	167.285
8	478428.18	195532.30	167.286
9	478428.21	195532.30	167.287
10	478428.24	195532.30	167.288
11	478428.27	195532.30	167.289
12	478428.30	195532.30	167.290
13	478428.33	195532.30	167.291
14	478428.36	195532.30	167.292
15	478428.39	195532.30	167.293
16	478428.42	195532.30	167.294
17	478428.45	195532.30	167.295
18	478428.48	195532.30	167.296
19	478428.51	195532.30	167.297
20	478428.54	195532.30	167.298
21	478428.57	195532.30	167.299
22	478428.60	195532.30	167.300
23	478428.63	195532.30	167.301
24	478428.66	195532.30	167.302
25	478428.69	195532.30	167.303
26	478428.72	195532.30	167.304
27	478428.75	195532.30	167.305
28	478428.78	195532.30	167.306
29	478428.81	195532.30	167.307
30	478428.84	195532.30	167.308
31	478428.87	195532.30	167.309
32	478428.90	195532.30	167.310

STATION CO-ORDINATES

STATION IN HAND SURVEY ARE CROSS-HEAD GALVANISED BOLTS
STATION IN SOFT GROUND ARE PINS AT GROUND LEVEL WITH CROSS HEAD GALVANISED BOLTS

STATION

73 WOLCHET LANE
HOMER GREEN
FAX: 01494 71276
BUCKINGHAMSHIRE
email: george@kxpd.co.uk
HP15 0UG

CLIENT

STEWART HASTH

JOB TITLE

1 - BRICK LANE
BEACONS BOTTOM

DRAWING TITLE

SITE SURVEY

DRAWING NO.

2217 - T

DATE

26/09/2017

DESIGNED BY

HP

DRAWN BY

HP

SCALE

1:200

APPROVED BY

HP

DATE

26/09/2017

SCALE

1:200

Agenda Item 8.

Contact: Gemma Davies DDI No. 01494 421632
App No : 17/08165/FUL App Type: Full Application
Application for : Construction of retaining wall and 2 x attached canopies (Retrospective)
At Micklefield Mosque, Centre Approach, High Wycombe, Buckinghamshire,
HP13 7FY
Date Received : 07/11/17 Applicant : Wycombe Islamic Missions
Target date for Decision 02/01/18

1. Summary

- 1.1. Full planning permission is sought for the construction of a boundary/retaining wall and two canopies attached to Micklefield Mosque, Centre Approach. Most of the work has already taken place and therefore this application is part retrospective. The top 1.2m high boundary wall is the only element which remains to be completed.
- 1.2. Whilst the canopies are considered to be acceptable; the retaining wall, new 1.2m high boundary wall and the raised parking area are considered to represent an unneighbourly form of development that would significantly harm the residential amenities of the occupiers of adjoin property, The Vicarage. This is by reason of the retaining wall appearing overbearing and dominant when viewed from their amenity space, and the increased parking level resulting in an unacceptable loss of privacy due to an increased level of overlooking to both the private amenity space and the first floor rear windows.

2. The Application

- 2.1. The application site is located at the rear of Micklefield Road, via the access road of Centre Approach. The site slopes downward toward Micklefield Road, which as a result is split on two levels. The first encompasses the original Seven Day Adventist Church building – a rectangular building with the entrance along Centre Approach and the second a large parking area with concrete base. The site then falls steeply downward toward the rear of the neighbouring buildings along the south eastern border so that there is a ground level difference of some 1.5m.
- 2.2. The location is mixed comprising various church and community facilities and is now home of the Micklefield Mosque. The site is not located within any protection zones.
- 2.3. The application seeks part retrospective permission to erect a retaining wall along the south eastern boundary with associated earth works, a new 1.2m high boundary wall on top and an extended parking area along the boundary with The Vicarage and Church. In addition, permission is sought for two timber canopy structures to the front and rear with plastic roofing to provide shelter for worshippers one at the entrance the other along the rear side elevation. Building Control have been notified as to the construction of the retaining wall.
- 2.4. The applicants have explained that the works were carried out in order to provide extra parking facilities for the site however a parking plan to show the revised layout and what benefit this will have has not been provided.
- 2.5. The plans were revised several times during the course of the application. A soakaway was shown to be provided within the site to ensure that all run-off was going to a permeable surface within the site and an associated acrodren provided along the

retaining wall. Concern in relation to drainage from the site has been addressed, however the concern in relation to the impact of the development on the residential amenities of the neighbouring dwellings remains.

2.6. It was suggested to the applicant's agent that in order to address the objection in relation to the impact of the residential amenities of The Vicarage, the parking area should be returned to its original position set back from the boundary and a substantial landscape buffer reinstated. Then a low level wall should be provided along the edge of the parking area (as it originally stood) to prevent overlooking along the boundary with The Vicarage. These suggestions were however not taken up by the applicant.

2.7. The emerging policies of the Wycombe District Local Plan has been submitted to the Planning Inspectorate for consideration. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.

2.8. Weight is of course a matter for the decision maker but the NPPF says:

Para 216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

3. Working with the applicant/agent

3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning & Sustainability Customer Charter

3.2. In this instance the applicant/agent was updated of any issues after the initial site visit and was informed how the proposal did not accord with the development plan and that no material considerations were apparent to outweigh these matters. The agent was informed of how the concerns could be overcome and provided the opportunity to amend the application or provide further justification in support of it. Amended plans were submitted but these did not overcome officer concern in relation to the impact of the development on the neighbouring dwelling The Vicarage. As a result the application was recommended for refusal. The application was called to Planning Committee for determination.

4. Relevant Planning History

4.1. None relevant

5. Issues and Policy considerations

Principle and Design of Development

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity)

CSDPD: CS19 (Raising the quality of place shaping and design)

DSA: DM1 (Presumption in favour of sustainable development)

Draft New Local Plan: CP1 (Sustainable Development), DM32 (Accessible locations, sustainable transport and parking), CP8 (Sense of place), DM34 (Placemaking and design quality)

- 5.1. Both elements of this application contribute to the continuing function of the community facility and therefore there is no objection in principle of the development.
- 5.2. The character of the area is mixed throughout and any development is determined by the topography of the site. The canopies are located along the northern and western elevation and essentially utilitarian in function. They do not however adversely affect the character of the building itself, or the wider area.
- 5.3. The new retaining wall, again is utilitarian in nature. In terms of the structural capacity of the retaining wall, structural details accompanied the application showing how it was to be constructed and supported. This is however a building control matter rather than a planning consideration.
- 5.4. The wall rests along the eastern boundary and is largely hidden by the existing boundary treatment, which is a mixture of close boarded fencing and presumably an original post and wire boundary fence. Views of it from the public realm are limited despite the removal of the boundary vegetation and are only visible toward the east.

Amenity of existing residents

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens)

CSDPD: CS19 (Raising the quality of place shaping and design)

Draft New Local Plan: DM34 (Placemaking and design quality)

- 5.5. The porches are set within the confines of the main building on site and are set a sufficient distance to the neighbouring dwellings to ensure they have no material impact on the residential amenities of the occupiers of the neighbouring dwellings.
- 5.6. Turning to the engineering works on site, the main impact of the development is in terms of the raising of the land levels to create an additional parking area along the neighbouring properties to the south. These are for the most part community based facilities which on the whole would not be unduly impacted by the development, particularly in relation to the retaining wall. However, the most immediate neighbouring building which is affected is The Vicarage, which is a residential building and has a first floor window viewing directly onto the site, overlooking the retaining wall.
- 5.7. This property is set much lower than the existing parking area and therefore any additional height along this boundary would only exacerbate the prominence and overbearing appearance of this boundary structure, especially when viewed from the rear garden serving this property. The garden is already restricted in terms of its size and outlook. As a result, it is considered that the retaining wall with a new 1.2m high boundary wall on top would appear as a dominant and overbearing structure when viewed from The Vicarage.
- 5.8. This would cause demonstrable harm to the residential amenities of the occupiers of this dwelling as the garden would be further enclosed.
- 5.9. As a result of the works being undertaken, several bushes and general vegetation have been removed from the boundary with The Vicarage and the land adjacent to this boundary raised to provide parking for the Mosque. Although a 1.2m high wall will be erected along the boundary, this would not be tall enough to prevent overlooking down into the garden of The Vicarage, or indeed to prevent direct views into the first floor windows of this property.

- 5.10. The original layout on site provided a landscape buffer along this boundary, which not only softened the boundary but also provided a level of privacy. The loss of this screening together with the raised land levels for parking being set along this boundary would introduce movements into an area that was previously free from such activity. As a result of the raised ground levels and revised parking layout, the development would result in overlooking to The Vicarage which would be of further detriment to the residential amenities of the occupiers of this dwelling.
- 5.11. In order to overcome the overlooking issue, a taller wall could be erected on top of the retaining wall; however this would only increase the dominance of the structure.

Transport matters and parking

ALP: T2 (On – site parking and servicing)

CSDPD: CS16 (Transport)

DSA: DM2 (Transport requirements of development sites)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth), DM32 (Accessible locations, sustainable transport and parking)

- 5.12. In the opinion of the applicant, this development would provide additional parking facilities for the site, however a parking layout has not been provided so it is not clear exactly how the additional parking spaces would be laid out. In any event, the development would not increase the parking requirements for the use and therefore there is no objection in this regard.
- 5.13. Similarly the existing access for the site would not change as a result of this proposal so again there is no objection in this regard.

Drainage

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

Draft New Local Plan: DM37 (Managing flood risk and sustainable drainage systems)

- 5.14. Additional plans were submitted that showed an acrodrain, running in parallel along the wall within the site to provide an area for water run-off from the surface from the parking area. This would provide sufficient drainage provision.

Other issues

- 5.15. Concern has been raised regarding the overall workmanship/structural strength, however this is not something that can be controlled by a planning application and cannot be taken into consideration when reaching a decision. Building control have been notified of the retaining wall and will take separate action against the structure if it is found to be structurally unsound.

Weighing and balancing of issues – overall assessment

- 5.16. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.17. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

- a) Provision of the development plan insofar as they are material,
- b) Any local finance considerations, so far as they are material to the application (in this case, CIL), and,
- c) Any other material considerations.

5.18. As set out above, whilst it is noted that the applicants are aspiring to provide additional parking to serve this community facility, this does not outweigh the harm that has arisen/will arise from this development. As a result it is considered that the development would conflict with a number of development plan policies, results in demonstrable harm and is therefore recommended for refusal.

Recommendation: Application Refused

1. In the opinion of the Local Planning Authority the proposal would result in an un-neighbourly form of development that would significantly harm the residential amenities of the occupiers of The Vicarage. This is by reason of the retaining wall appearing overbearing and dominant when viewed from their amenity space, and the increased parking level resulting in an unacceptable loss of privacy due to an increased level of overlooking to both the private amenity space and the first floor rear windows.

Therefore the proposed development would be contrary to policies G3 (General Design) and G8 (Detailed Design Guidance and Local Amenity) of the Adopted Wycombe District Local Plan To 2011 (as saved, extended and partially replaced) as well as policy CS19 (Raising the Quality of Place Shaping and Design) of the Adopted Core Strategy DPD. The above policies are considered to be consistent with the National Planning Policy Framework (NPPF).

17/08165/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Andrea Baughan: No comment with regard to the attached canopies.

With regard to the retaining wall - views of the neighbouring community buildings (Micklefield Library, the Vicarage and St Peter's Church) are taken into account...ensuring that security and the facilities of the neighbouring buildings are not affected. Lack of privacy to neighbouring properties.

Removal of trees and shrubs in the location has adversely affected the privacy of the adjoining neighbours.

General poor quality of materials, workmanship and appropriate drain.

The area in question is central to the Micklefield Library and St Peter's Church and Vicarage. The Mosque is adjacent to the Community Centre and the Elim Church (which are not directly affected by the application) and there is a well-used path through the area to be discussed. As Cllr Knight and I are active within events, groups and services at the Church and Library, we feel that this is the best course of action for a transparent and fair outcome.

There have been concerns raised about the proposed works and I appreciate that the Applicants have amended the plans to allow for greater privacy for the Vicarage and are keen to work with the local Community and to try and ensure an outcome which will be satisfactory for all concerned. We have had a meeting with representatives from the Mosque, Library and Church, where the neighbours were able to raise concerns. Security and privacy are also the concerns for the Library Garden users, as well as anti-social behaviour.

Councillor Matt Knight – The application should be taken to Planning Committee for determination.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Unparished – Micklefield Ward

Representations

5 letters of representation received objecting on the following grounds:

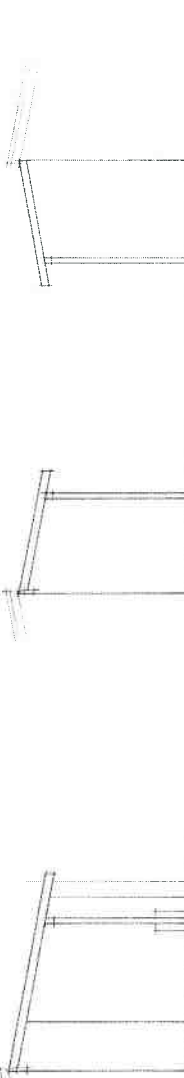
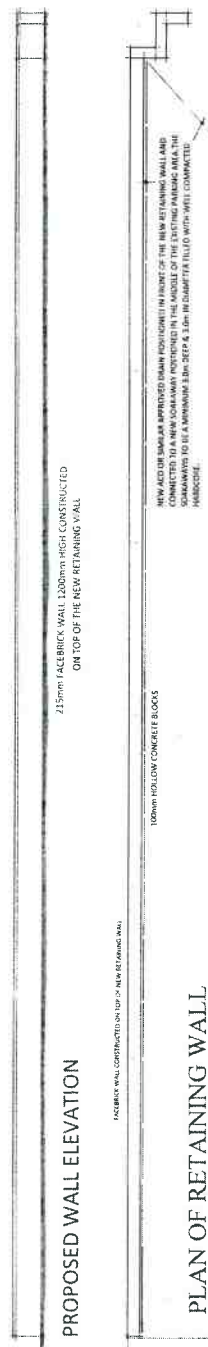
- Poor quality of material and workmanship in general;
- Lack of drainage and structural reinforcement;
- Loss of privacy to the occupiers of The Vicarage;
- The structure appearing dominant and overbearing.

17/08165/FUL

Scale 1/1250



NOTES:
 All dimensions must be checked on site and not
 relied from this drawing.



FOR THE POSITION OF THE
 TWO CANOPIES SEE THE BLOCK
 PLAN

SCALE: 1/50 - 1/20

SECTION THROUGH
 RETAINING WALL

SEE ELEVATIONS AND CROSS SECTIONS
 AND DETAILS ON SEPARATE SHEETS

WYCOMBE ISLAMIC MISSION
 / MOSQUE TRUST LTD

MICKLEFIELD MOSQUE,
 CENTRE APPROACH,
 MICKLEFIELD,
 HIGH WYCOMBE,
 BUCKS HP13 7FY

NEW RETAINING WALL
 & FENCE ALONG THE
 BOUNDARY & TWO
 NEW CANOPIES
 ADJOINING THE
 ENTRANCES

AMENDED

No.	Date	Description
A	2017	Issue for

Drawing Title	
Scale	SCALE 1/50 - 1/20
Date	NOVEMBER 2017
Dwg No	MM/001/17
Rev	C

Agenda Item 9.

Contact: Valerie Bailey DDI No. 01494 421548
App No : 17/08264/FUL App Type: Full Application
Application for : Householder application for the removal of existing gates and replace with wood gates (retrospective)
At Icknield House, Askett Village Lane, Askett, Buckinghamshire, HP27 9LT
Date Received : 05/01/18 Applicant : Mr Mark White
02/03/18
Target date for Decision

1. **Summary**

- 1.1. Full planning permission is sought for the removal of the existing gates and replace with wooden gates (retrospective).
- 1.2. The application is recommended for refusal. This is due to the solid appearance of the gates together with their height in close proximity to the road. As a result the gates are considered to adversely impact on the immediate street scene and the Chilterns Area of Outstanding Natural Beauty in general. Thus they fail to comply with Local plan policies for the area and fail to comply with advice given in the Chilterns Building Design Guide

2. **The Application**

- 2.1. The new solid wooden gates are shown to be 1.9m high x 1.8m wide. In information supplied from the applicant they replaced wrought iron gates that were approximately 1.3m/1.45m high.
- 2.2. The applicant supplied photographs and addresses of other properties in Askett that have wooden gates of similar design, wooden gates that have some form of opening along their top edge, wooden picket gates or indeed wrought iron gates. The site histories of these back to 1998 have been researched and a copy of this is attached as Appendix A. It should be noted that from this the only property to have received planning permission for gates is Wyvern House on Aylesbury Road. Three of these sites Willow Cottage on Crowbrook Road with Coronation Cottage and Hook Cottage on Askett Village Lane both show the siting of gates on block plans for other on-site development but no details of their height etc.
- 2.3. From 16 October 2017 the emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version is also material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.

3. **Working with the applicant/agent**

- 3.1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service,
 - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - by adhering to the requirements of the Planning & Sustainability Customer Charter
- 3.2 In this instance the applicant/agent was updated of any issues after the initial site visit. The applicant was informed/ advised how the proposal did not accord with the

development plan, that no material considerations are apparent to outweigh these matters and provided the opportunity to amend the application or provide further justification in support of it. Several photographs were received of other properties in the village with high gates, wooden to otherwise, but these still did not overcome the fundamental objection.

- The application was referred to the Local Councillors prior to determination.
- The application was referred to and considered at planning committee

4. Relevant Planning History

- 4.1. WR/1404/64 – Extension to house. Permitted and built
- 4.2. WR/1111/72 – Demolition of garage and erection of double garage. Permitted
- 4.3. 12/06610/FUL - Householder application for demolition of existing outbuildings, construction of first floor side extension, new detached garage and associated external alterations. Permitted, extension built.

5. Issues and Policy considerations

Principle and Location of Development

Adopted Local Plan (ALP): GB2 (Development in the Green Belt), L1 (The Chilterns Area of Outstanding Natural Beauty), G3 (General Design Policy, G8 (Detailed Design Guidance and Local Amenity).

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS9 (Green Belt), CS17 (Environmental Assets), CS19 (Raising the Quality of Place-Shaping and Design).

DSA: DM1 (Presumption in favour of sustainable development)

Wycombe District Local Plan Regulation 19 Version October 2017: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM30 (Chilterns Area of Outstanding Natural Beauty), DM35 (Placemaking and Design Quality), DM42 (Managing Development in the Green Belt), DM43 (The Replacement or Extension of Dwellings in the Green Belt) (Including Outbuildings))

- 5.1. The site is in the Green Belt and the Chilterns Area of Outstanding Natural Beauty with its western side boundary forming the boundary line of Askett Conservation Area.
- 5.2. Where the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed 1 metre above ground level then planning permission is required. As such the development is then subject to policies contained in the Local Plans that cover that area in which they are erected.
- 5.3. Given para 5.2.above, whilst gates may be acceptable in principle it is the solid design of the gates together with their overall height that are the issue.

Impact upon the character and appearance of the street scene and surrounding area

Adopted Local Plan (ALP): GB2 (Development in the Green Belt), L1 (The Chilterns Area of Outstanding Natural Beauty) G3 (General Design Policy, G8 (Detailed Design Guidance and Local Amenity), H17 (Extensions and Other Development within Residential Curtilages)

Core Strategy Development Planning Document (CSDPD): CS9 (Green Belt), CS17 (Environmental Assets), CS19 (Raising the Quality of Place-Shaping and Design),

Wycombe District Local Plan Regulation 19 Version October 2017: DM30 (The Chilterns Area of Outstanding Natural Beauty), DM35 (Placemaking and Design Quality), DM42 (Managing Development in the Green Belt) and DM43 (The Replacement or Extension of Dwellings in the Green Belt (including outbuildings))

- 5.4. The character of Askett Village Lane from the roundabout to its junction with Letter Box Lane is one of a leafy green road with hedging along both sides. Residential properties are sited to the rear of the hedging on the north side of this road with only one property with its garden on the south side, Coronation Cottage. This dwelling has wooden gates but these would appear to be more than 5m from the highway. The position of a gate was shown on the site layout drawing when planning permission was given for the replacement dwelling in 2001 but there are no details of this gate. The dwelling closest to the roundabout on the other side of Askett Village Lane, Appletrees, has wooden gates but no history can be found for these. The general character of the area is of a rural village which reflects its setting within the Chilterns AONB.
- 5.5. The applicant has provided photographs of a variety of gates to properties within Askett. It is acknowledged that there are other properties in the village, many of which are in the Conservation Area, that have wooden gates, but no planning history can be found for these. Should these have been in situ more than 4 years, which is believed to be the case, then they are immune from enforcement action. However, should they be replaced, as with this current proposal, then they would have to apply for planning permission. Wyvern House Aylesbury Road is the sole property where planning permission can be found for gates. In this particular case they are wrought iron gates with an open design and the property is on the busy main road (A4010) and therefore considered not to be comparable to this proposal.
- 5.6. Having considered the photographs submitted by the application, many of these show different types of gates to those subject of this application. Several have an "open" design, allowing views through the gates, others are solid at the bottom but are open at the top, again allowing views through the gates. Therefore the examples provided by the applicant are not considered to set a precedent for allowing this application since the gates are either of a different, more visually permeable design and / or have been erected without the benefit of planning permission.
- 5.7. Hook Cottage, is the next property to the east along the lane on this side of the road. However, this is some 90m away and separated from the application property by mature high hedging with a field behind. Nevertheless, it should be noted that the wooden gates to this dwelling are partially open at the top and not completely solid as with this application.
- 5.8. Advice about boundary treatment can be found on pages 41 and 42 of the Chilterns Building Design Guide (2010) which is adopted as a supplementary planning document. Paragraph 3.93 states that "Entrance, and any other, gates, should be simple and visually permeable, either matching the boundary fencing or typical farm gates in the area, and timber should be used as it is more attractive than tubular steel. Ornate, high and solid gates and entrances incorporating security systems are out of place in the countryside." At paragraph 3.89 the checklist states that "Entrance gates should be simple and visibly permeable".
- 5.9. In this instance the 1.9 metre high wooden gates create a solid feature which is not visually permeable and are of an urban appearance which is not sympathetic to the rural character of the surrounding area. In this instance the gates clearly do not comply with the design guidance in the CBDG, which is a material consideration, and would have an adverse impact on the special rural character, appearance and enjoyment of the AONB.
- 5.10. The site is outside but adjacent to the conservation area. The Council's Conservation Officer considers the gate design to be urban in this rural location but advises that it would not harm the setting of the conservation area. Given that the development does not result in significant harm to the designated heritage asset, the conservation area, a refusal on conservation grounds could not be justified.

Impact on the local highway with regard to parking and access ADLP:

Policy T2 (on-site parking and servicing CSDPD: Policies CS20 (Transport and infrastructure)

- 5.11. Taking into account the comments from the County Highway Authority whereby they raised no objection the gates are therefore considered to be acceptable in highway safety terms.

Recommendation: Application Refused

- 1 In the opinion of the Local Planning Authority the gates, the subject of this retrospective planning application, by virtue of their solid appearance combined with their overall height and siting are out of keeping with the rural character and appearance of the surrounding area and the Chilterns AONB. They fail to comply with Policies L1 (The Chilterns Area of Outstanding Natural Beauty) and G3 (General Design Policy of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced); Policies CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008); and Policies DM30 (The Chilterns Area of Outstanding Natural Beauty) and DM35 (Placemaking and Design Quality)(of the Wycombe District Local Plan Regulation 19 Publication Version October 2017.

INFORMATIVE

In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning & Sustainability Customer Charter.

In this instance the applicant/agent was updated of any issues after the initial site visit. The applicant was informed/ advised how the proposal did not accord with the development plan, that no material considerations are apparent to outweigh these matters and provided the opportunity to amend the application or provide further justification in support of it. Several photographs were received of other properties in the village with high gates, wooden to otherwise, but these still did not overcome the fundamental objection.

17/08264/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor David Ian Knights: If recommended for refusal wishes it to be brought before DCC

Parish/Town Council Comments/Internal and External Consultees

Princes Risborough Town Council

Comment: The Princes Risborough Town Council has no comment.

Conservation Officer Spatial Planning

Comment: The solid wooden gates are rather urban in this rural location. While a 5 bar gate would be more appropriate, on balance, their impact on the setting of the conservation area is not sufficient to amount to an objection.

County Highway Authority

Comment: The application proposes the replacement of existing gates with new wooden gates. Whilst the Highway Authority would object to gates within five metres of the highway carriageway, I note that presence of gates is an existing situation. I therefore do not consider the replacement of the gates to constitute a severe highway impact.

Whilst the placement of the gates is slightly different to the previous arrangement, it would appear from an assessment of our own records that the proposed gates are still within the site curtilage.

Representations

One letter objection on the grounds of:-

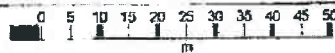
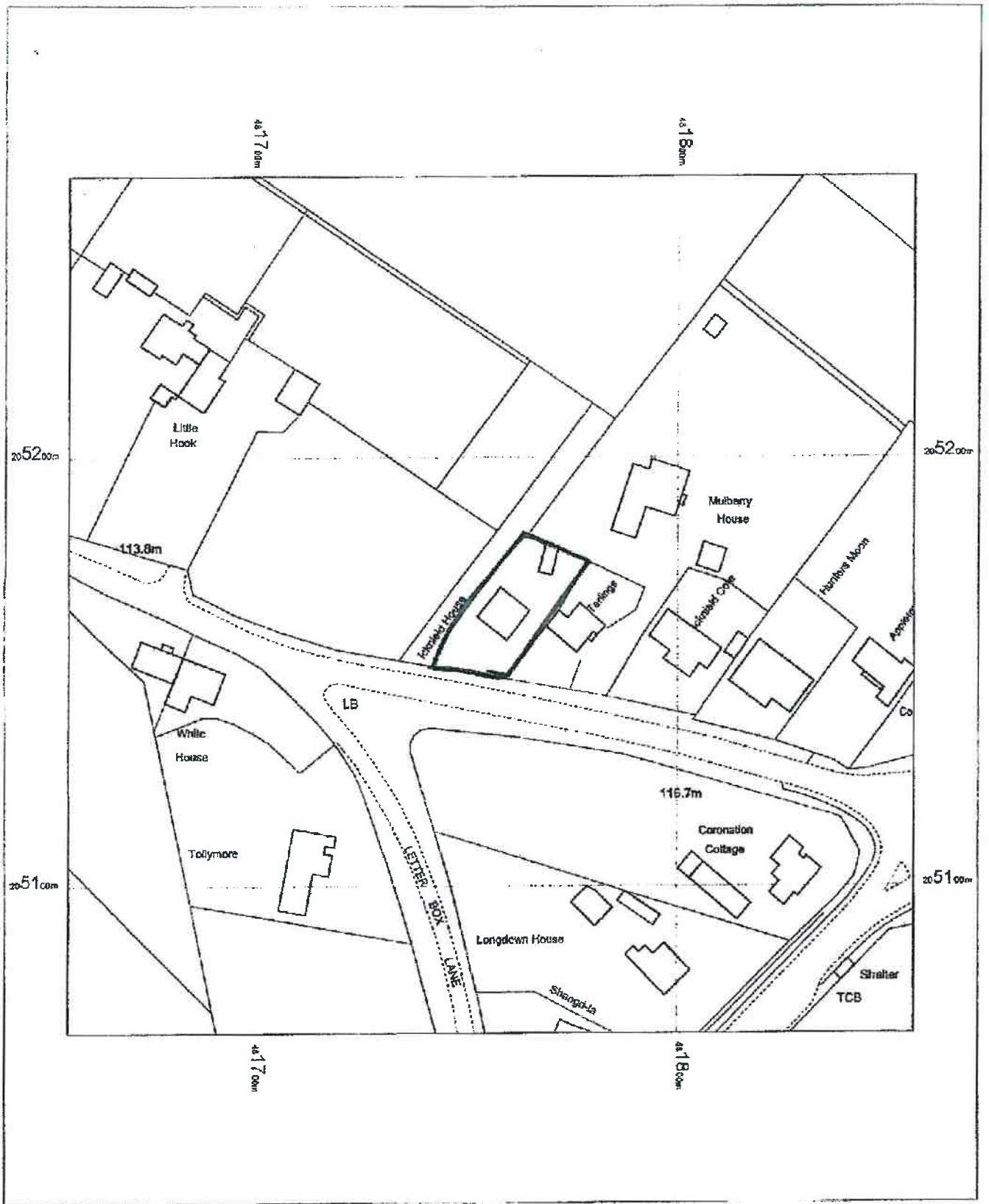
- Nearer the road than previous gates resulting in issues with highway safety
- Out of keeping with the street scene

One letter of support.

17/08264/FUL

Scale 1/1250





— LOCATION OF GATES

WDCI



1:1250 scale print at A4, Centre: 481757 E, 205166 N

©Crown Copyright. Licence no 100019980



HEIGHT OF GATE
ON POST
← 1-6 meters →

WIDTH OF GATE
← 1-8 meters →

HEIGHT OF GATE
← 1-9 meters →

WIDTH OF GATE
← 1-8 meters →

Willowdale Cottage – nothing recent on GIS

Griff Cottage – nothing recent on GIS

Bumbles – nothing recent on GIS

Willow Cottage

03/06757/FUL - Construction of part single/part two storey side extension. RAD

04/06082/FUL - Construction of part single/part two storey side extension & associated alterations to existing garage

12/05120/FUL -Householder application for construction of new conservatory on south east elevation; new basement and alteration to doors, windows and new chimney. (shows position of gates on block layout plan 436/A/002A)

Bell House Barn

03/06530/FUL - Restoration of existing barn, demolition of existing extensions. Construction of new glazed link & two storey extension

09/06431/FUL - Householder application for the construction of a double garage in the rear garden with store extension; (gates annotated on drawing 2014/09/25R1)

The Bell House

00/06323/FUL - Removal of single storey building and erection of 3 bay garage with studio above

02/05279/FUL - Erection of stable block to replace existing stables

03/06008/FUL - Construction of single storey side extension

10/06095/FUL - Householder application for erection of single storey infill extension to rear

13/06309/REN - Proposed extension of time limit to permission granted under ref: 10/06095/FUL for erection of single storey infill extension to rear

14/07641/CLE - 1. Certificate of lawfulness for External alterations to the stable block (shown edged blue on attached plan), including the insertion of windows, a glazed door in the front elevation, and the blocking up of passageway openings in the flank elevations; and 2. Use of the existing stable block (shown edged blue on attached plan) as an office ancillary to the Bell House in breach of Condition 3 of the planning permission granted under reference 02/05279/CLE

15/05238/CLE - Certificate of lawfulness for existing siting and residential occupation of one mobile home by persons assisting with the management of the land shown edged in blue on the plan marked WDC1 and attached to this certificate and the care of animals on the aforesaid land.

The Grubbins – nothing recent on GIS

Boundary Cottage – nothing recent on GIS

Hook Cottage

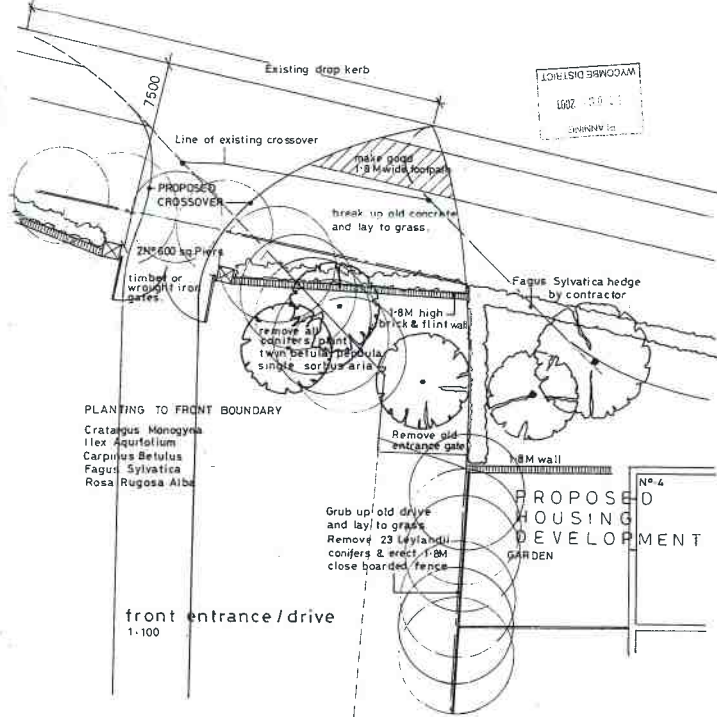
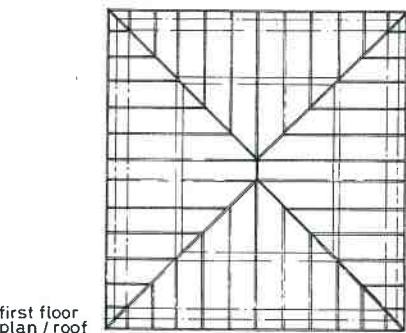
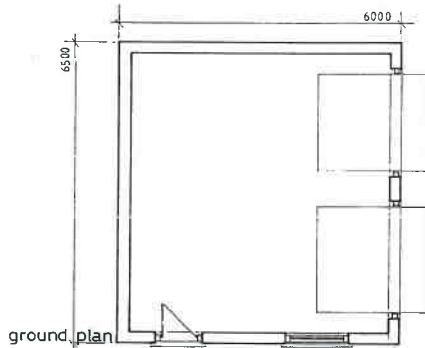
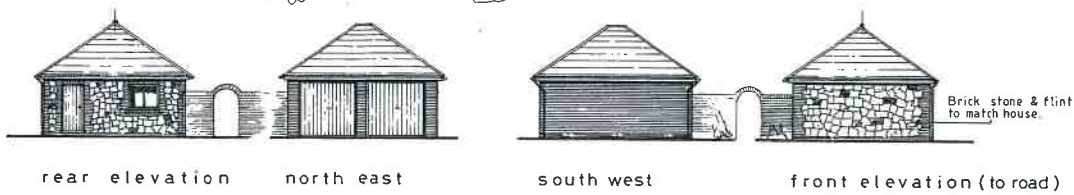
05/05763/FUL - Demolition of attached annexe, study, utility & workshop barn & construction of two storey side extensions, single storey rear extension, associated internal & external alterations & renovation of old granary to form garden store

09/05958/FUL - Householder application for the erection of replacement front porch

10/05229/FUL - Householder application for the repositioning of the existing rear granary building & construction of single storey linked access. (Plan 821.06B shows entrance but no gates annotated)

Tae Craibsons





NOTES:
 All dimensions must be checked on-site and not scaled from this drawing.

A	Date	Revisions



Client
Andrew & Kim Smith

Job Title
PROPOSED GARAGE AND REVISED ENTRANCE TO WYVERN HOUSE AYLESBURY ROAD ASKETT BUCKINGHAMSHIRE

Kenneth White Associates
 35 Bell Street
 Princes Risborough
 Buckinghamshire
 HP 27 0AA

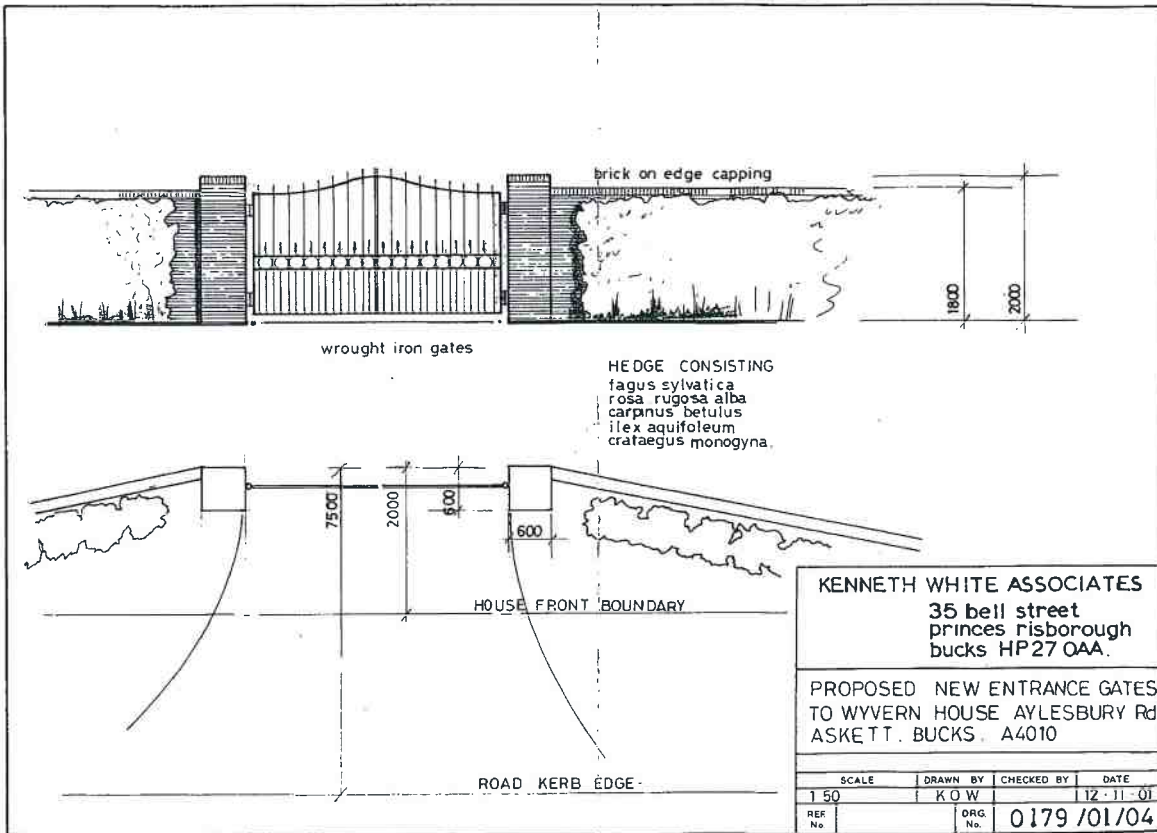
Scale **1:100 1:50**

Date **16.10.01** Drawn by **kow**

Dwg No. **0179 / 01 / 01** Rev

A PRODUCT OF THE DINO RANGE - ARCHITECT C.A.E. No. 2212.

420x594mm A2

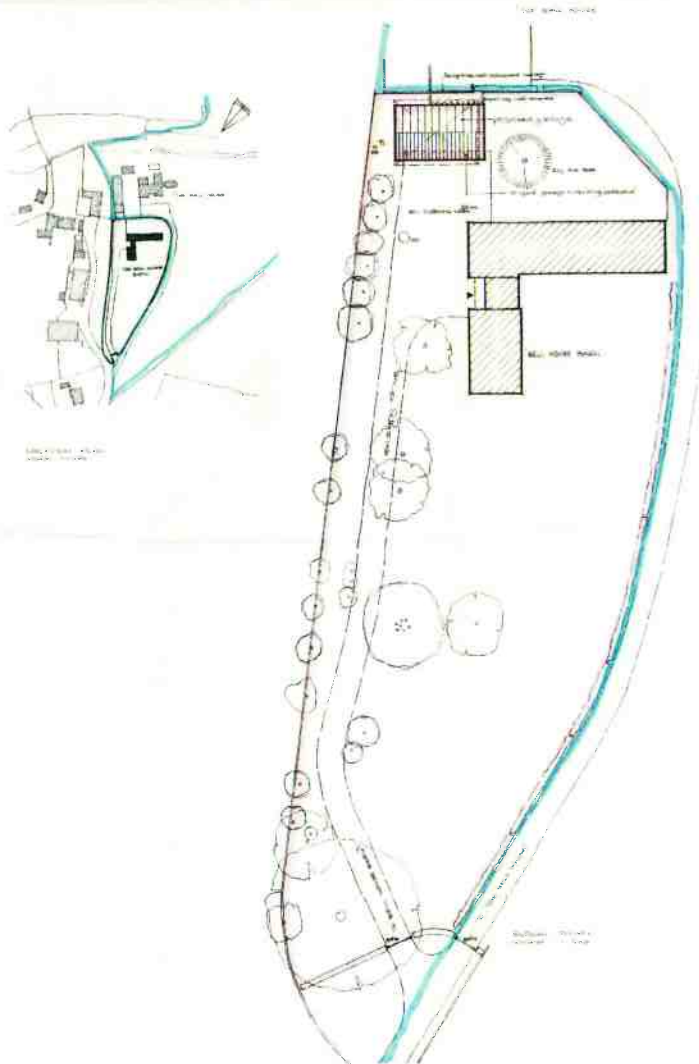


NJ8751/2725 Y.

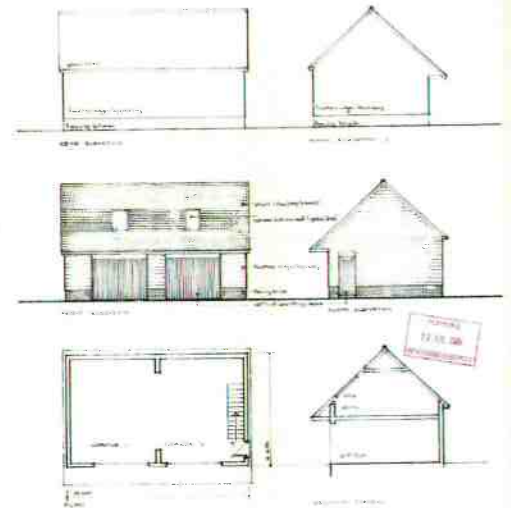
Ref: W/ 01 / 07696 / Fac
 WYCOMBE DISTRICT COUNCIL
 Town & Country Planning Acts
PERMISSION
 Dated: 9 / 1 / 02

PLANNING
 13 NOV 2001
 WYCOMBE DISTRICT

09/06431/F02



Paper Size
A1



 **ROBERT L. PARKINS**
ARCHITECTS

PROJECT: [illegible]
SHEET: [illegible]
TYPE: [illegible]

NO.	DATE	REVISION	BY
1	12/08/08	1	[illegible]



Ref: 12/25/20/FL1
AMENDED
 Rec 13/2/12



M & M DESIGN
 The Strand 4th
 London W1A 1AA
 Tel: 020 7493 8888
 Email: info@mmdesign.co.uk

Project Name
WILLOW COTTAGE
 CROWNSHOP ROAD
 ASKET

Drawing Description
SITE LAYOUT PLAN

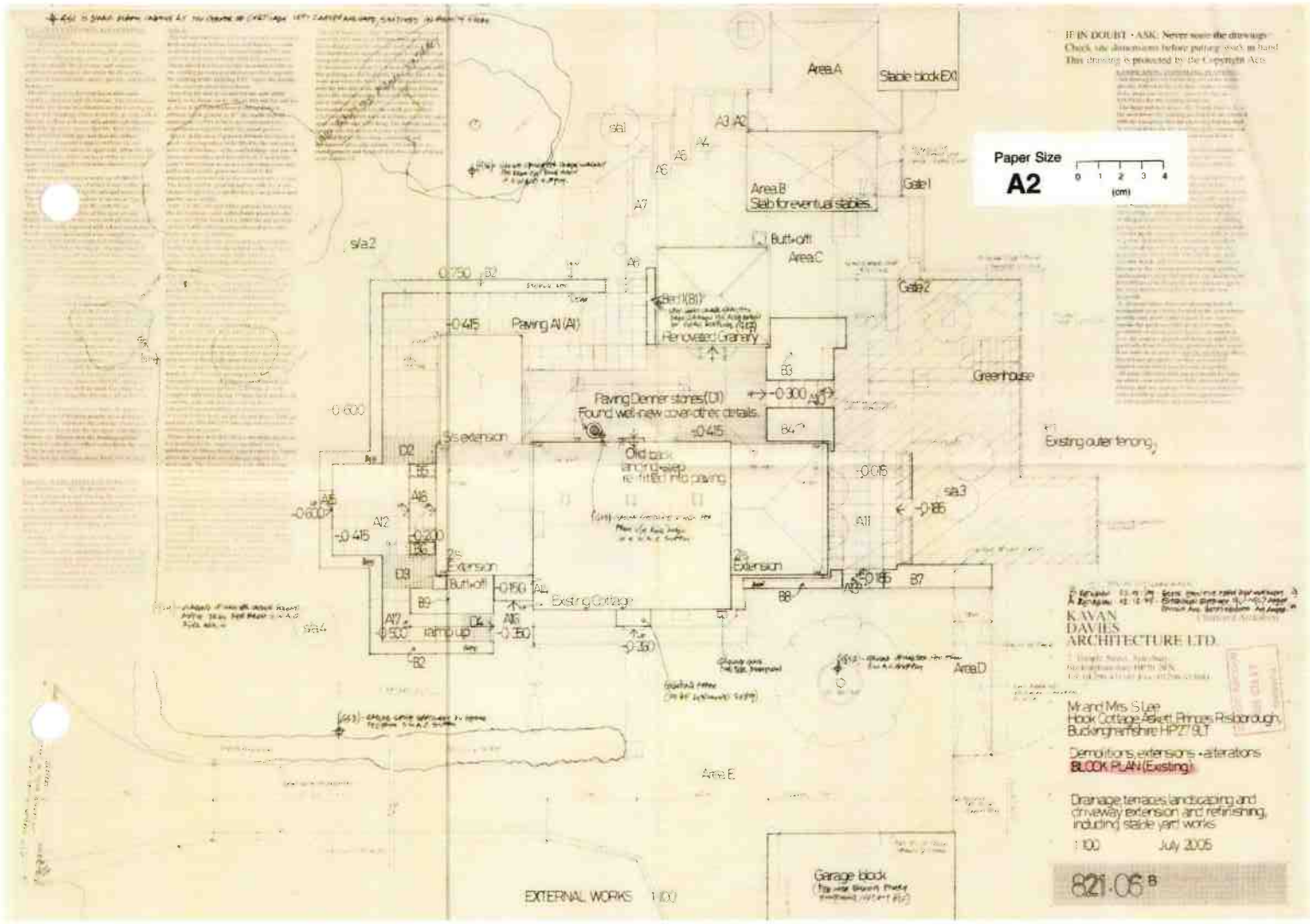
Scale
 1:500 on A3
 1:1000 on A1

Job No. Drawing No.
 438/A/000 A

A									
---	--	--	--	--	--	--	--	--	--

Paper Size
A3
 0 1 2 3 4
 (cm)

10/05229/FUL



IF IN DOUBT - ASK: Never scan the drawings. Check the dimensions before putting away in hand. This drawing is protected by the Copyright Act.

Paper Size
A2
0 1 2 3 4
(cm)

THIS DRAWING IS THE PROPERTY OF KAVAN DAVIES ARCHITECTURE LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KAVAN DAVIES ARCHITECTURE LTD. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

KAVAN DAVIES ARCHITECTURE LTD.
10 Church Street, High Wycombe, Bucks HP12 3JN
Tel: 0494 411111 Fax: 0494 411111

Mr and Mrs S Jay
Hook Cottage, Sket Ring, Risborough,
Buckinghamshire HP27 9LT

Demolitions, extensions - alterations
BLOCK PLAN (Existing)

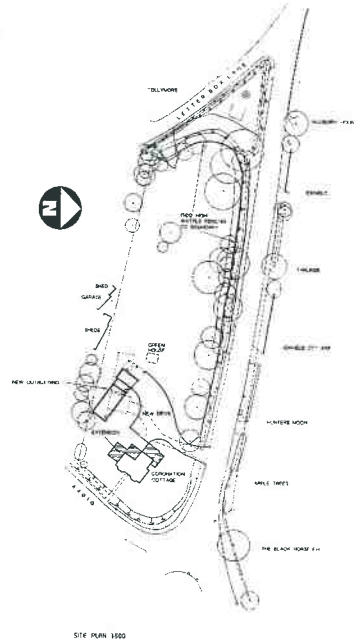
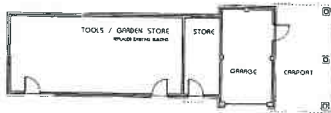
Drainage, terraces, landscaping and
drive/way extension and refitting,
including stable yard works

1:100 July 2005
821.06 B

PLANNING NOTES

MATERIALS

- Walls : Flaking and Peenex brickwork to be retained
Featheredge boarding where indicated
- Verge : Pink stonewall verge and double eaves
- Eave : Chond veneer with gutters and down pipes as indicated
- Fastenings : Timber washers as indicated
- Roof : Plain clay tiles to be retained.



Ref: 01/05/21/111
AMENDED

PLANNING
18 APR 2021
WYCOMBE DISTRICT

REVISIONS:
A ACCESS PROVIDED TO LHM AS REQUESTED BY HIGHWAYS DEPT
17/06/20

The Mayor of Wycombe
WYCOMBE DISTRICT COUNCIL
 Planning and Building
PERMISSION
 Date: 18 APR 2021

Richard Clark
CHARTERED ARCHITECTS

Millbrook, Kingswell, Leaden Road, High Wycombe, Bucks HP12 1NS
Telephone: 0494 500000 Fax: 0494 500000 Email: R.Clark@rcak.co.uk

CONTRACT
REPLACEMENT DWELLING
and OUTBUILDINGS
CORONATION COTTAGE
PRYSEBURV ROAD
ROGACTE BUCKS

CLIENT
Mr and Mrs J HUDSON

DRAWING:
OUTBUILDING PLAN AND ELEVATIONS
SITE PLAN

DRAWN	DATE	
RIC	FEB 01	
IC-ALP	AND DRAWN BY	
NO	SEN / PA / R	COPYRIGHT



Chilterns

Buildings Design Guide

Foreword

An integral part of the outstanding Chilterns' landscape is its wealth of attractive villages and buildings. Many older buildings demonstrate good design and construction practice in relation to siting and orientation, the sourcing of materials, the ability to be repaired and thermal mass. The task of the Chilterns Conservation Board is to ensure the special qualities of the Area of Outstanding Natural Beauty (AONB) are conserved and enhanced. The first edition of the Chilterns Buildings Design Guide (published in 1999) provided guidance about the erection of new buildings and the extension and conversion of older ones. In the same year the annual Chilterns Buildings Design Awards scheme was instigated. This is still run in conjunction with The Chiltern Society and celebrates projects that have made a positive contribution.

The Design Guide has been supplemented by a series of Technical Notes on the use of flint, brick and roofing materials in the Chilterns. In addition environmental guidelines for the management of highways in the Chilterns have been produced. By disseminating this information the Board has done much to promote good design in the Chilterns over the past decade, and it is gratifying to see Design and Access Statements making reference to this advice and translating it into more carefully constructed and detailed buildings.

Nevertheless, pressures for development, both in the AONB and the surrounding area, have intensified. Increased housing allocations are placing strains on larger settlements around the margins of the AONB, infilling threatens to destroy the openness of many villages, the unsympathetic conversion of redundant buildings continues to erode rural character. At the same time, the framework for controlling development has continued to evolve.

There is now greater awareness of the need to ensure that developments are sustainable in their design and construction with more thought being given to the use of locally produced building materials for example. The potential impacts of climate change are also being addressed with better insulation, the use of renewable energy technologies and adaptations for severe weather events.

The Board decided that a review process should be instigated. This has involved a consideration of the whole document. The Board is keen to stress that design really matters and that it is important to get the details right from the outset. The decisions made today will produce buildings that will last for 100 years or more so we must ensure that we choose materials that will weather well and must allow enough space for landscaping that is

provided to reach maturity. If these decisions are poorly made the passage of time will not be kind.

This second edition of the Design Guide has therefore been produced to provide updated guidance and contribute to the maintenance of the Chilterns' landscape for future generations.

Sir John Johnson
Chairman
Chilterns Conservation Board

Chilterns Buildings Design Guide

Landscape setting**3.89 Checklist**

- Hedges and walls are preferable to fencing and in many cases hedges are preferable to walls
- Woven 'larchlap' panel and close board fences should not be used
- Do not use concrete blockwork
- Entrance gates should be simple and visibly permeable and ornamental railings should be avoided
- Avoid 'gardening' the road verge
- Don't treat the spaces between buildings as simply 'leftover' - design them into the whole development
- Locally common, locally sourced native species are preferred for landscaping, especially within and adjoining open countryside. Avoid fast growing exotic species, especially cypress and laurel
- Don't use too many different surface materials and avoid the use of highly coloured concrete paviers
- Limit the area of asphalt
- Ensure any surfacing materials are porous
- Don't use concrete kerbs, fake cobbles and patterned concrete which are suburbanising features
- Consider bound gravel finishes in place of asphalt areas

Boundaries

3.90 Brick walls, possibly incorporating flint and half round cappings, fences and hedges are the traditional forms of property boundary in the Chilterns. Older properties are often enclosed by a wall using similar materials to the house itself. In some villages, especially estate villages, walls, railings, fences and hedges can be specific to the location creating a distinct sense of place.

3.91 Walls can be used to 'tie buildings together' creating visually attractive linkages, as well as delineating boundaries, screening and enclosing one area from another. As with walls for buildings, the details of brick colour and texture, of pointing and the use of flint, needs to be carefully chosen to be in keeping with the traditions of the area. Retaining walls need particular care. Concrete blockwork for boundary walls, and paving flags laid to retain banks are not appropriate in the Chilterns.



This wall is an attractive feature in its own right. (Hailey)



Boundary hedges complement the buildings and contribute to the rural character of the lane. (Lee Common)



The garden wall matches the house. (Little Missenden)



Elaborate entrances are usually more suburban than rural in character and should be avoided. (Ipsden)

Chilterns Buildings Design Guide

Boundary treatment and surface materials

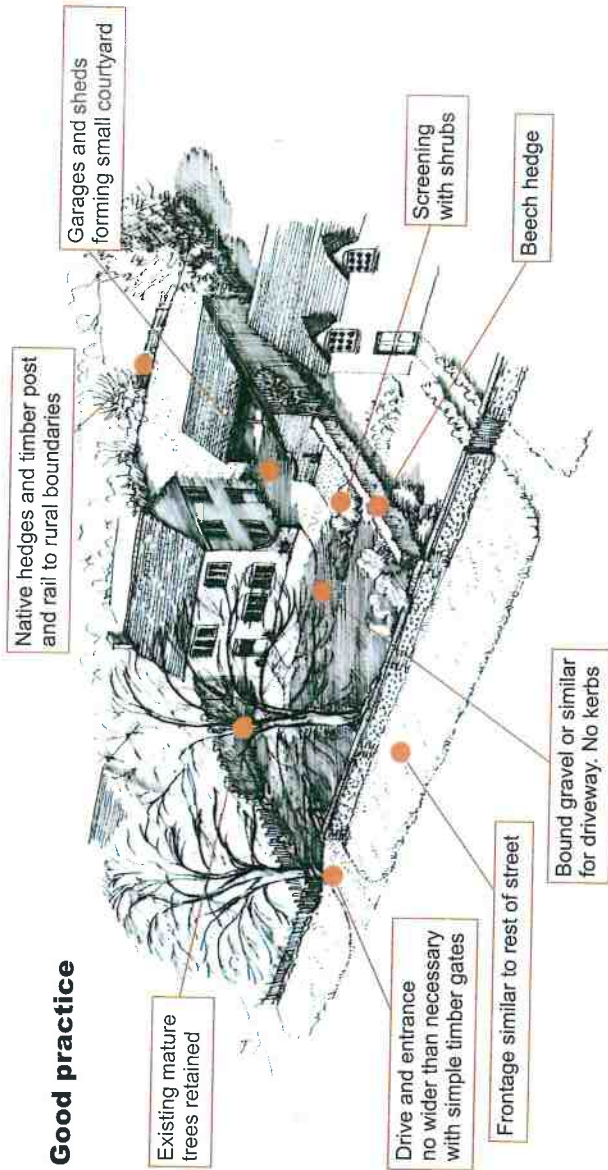
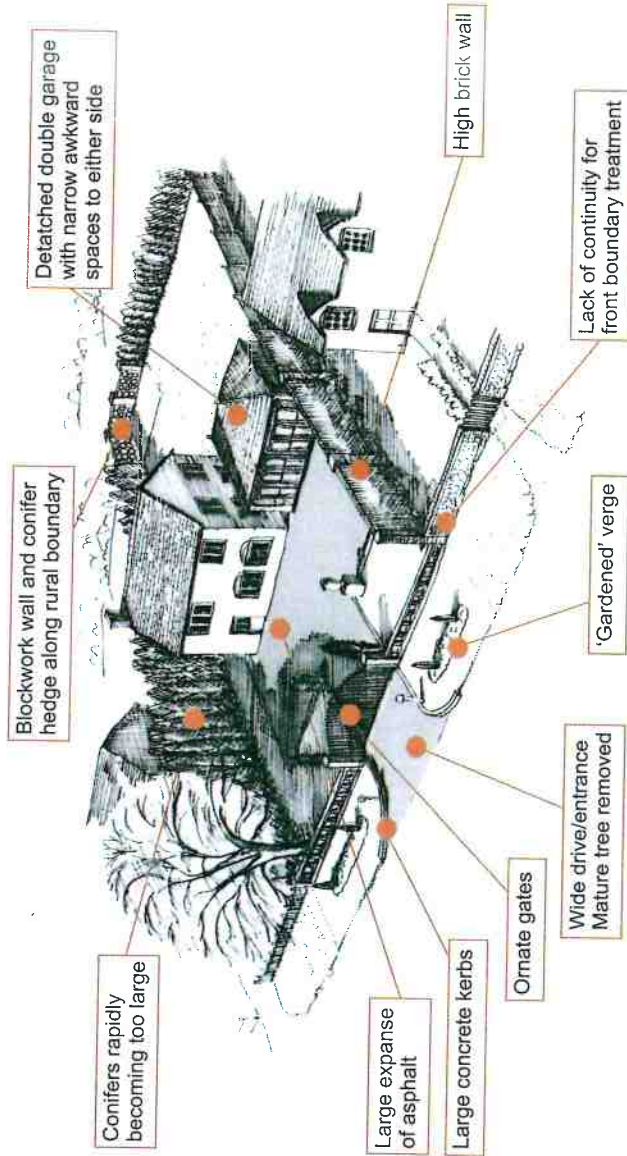
3.92 Waist-high timber fences such as picket fences or post and rail fences where adjacent to farmland, are in keeping with most village or rural surroundings, can be supplemented by a hedge using locally common native species and are the form of enclosure preferred by the Board. Simple metal bar railings were characteristic of large houses and estates, but ornamental railings are urban and out of place in rural areas. The strong geometric shapes of close board fencing, larchlap or other solid fences, are too dominating and are cumbersome on slopes. They are also prone to wind damage and rot and require regular maintenance to avoid looking tatty and are therefore not appropriate.



Simple and permeable gates can still be obtained and should be used where possible. (Harpsden above and Britwell Salome, credit Richard Bossons and Paul Sargeantson)

3.93 Entrance, and any other, gates should be simple and visually permeable, either matching the boundary fencing or typical farm gates in the area, and timber should be used as it is more attractive than tubular steel. Ornate, high and solid gates and entrances incorporating security systems are out of place in the countryside.

3.94 It is not traditional for gardens to be open to the road unless they are very narrow. In some villages and usually in the open countryside, grass verges are common. It is inappropriate for these to be taken over by adjacent properties and 'gardened' with manicured flower beds and close-mown grass, as this introduces an inharmonious suburban character.

**Good practice****Poor practice**

Agenda Item 10.

1. Pre-Planning Committee Training/ Information Sessions

Officer contact: Alastair Nicholson DDI: 01494 421510

Email: alastair.nicholson@wycombe.gov.uk

Wards affected: All

PROPOSED DECISION OR RECOMMENDATION TO COUNCIL

- 1.1 The Committee note that the next pre-committee training/information session is scheduled for 6.00pm on Wednesday 30 May 2018 in Committee Room 1
- 1.2 The developer who had booked to present to this meeting has cancelled. If another developer requests the opportunity to present members will be notified, alternatively unless training is required that evening the Planning Committee meeting start may be brought forward.

Corporate Implications

- 1.3 Members of both the Planning Committee, and the Regulatory and Appeals Committee, are required to complete a minimum level of planning training each year.

Sustainable Community Strategy/Council Priorities - Implications

- 1.4 None directly.

Background and Issues

- 1.5 The pre Planning Committee meeting gives an opportunity for member training or developer presentations.

Options

- 1.6 None.

Conclusions

- 1.7 Members note the recommendation.

Next Steps

- 1.8 None.

Background Papers: None.

Agenda Item 12.

For Information: Delegated Action Authorised by Planning Enforcement Team Between 20/02/18-09/04/18

Reference	Address	Breach Details	Date Authorised	Type of Notice
17/00500/OP	18 Squirrel Rise Marlow Bottom Buckinghamshire SL7 3PN	Development not in accordance with permission 17/05165/FUL	19-Mar-18	Acceptable Development
16/00678/OP	180 Hughenden Road High Wycombe Buckinghamshire HP13 5PD	Without planning permission the erection of a side/rear extension and fenestration alterations	21-Feb-18	Acceptable Development
17/00127/OP	68 Hill Farm Road Marlow Bottom Buckinghamshire SL7 3LU	Development not in accordance with 14/07174/FUL	21-Feb-18	Acceptable Development
17/00521/OP	64 Chairborough Road High Wycombe Buckinghamshire HP12 3HJ	Without planning permission the erection of an outbuilding	23-Feb-18	Acceptable Development
17/00580/CU	Scrubbs Lane Bledlow Ridge Buckinghamshire	Erection of stables not in accordance with permission 05/05902/FUL	23-Feb-18	Acceptable Development
16/00559/OP	88 Deeds Grove High Wycombe Buckinghamshire HP12 3NZ	Without planning permission the construction of raised platform to rear	15-Mar-18	Acceptable Development
18/00053/CU	Land Adjacent To Holly Tree Barn Owlswick Lane Owlswick Buckinghamshire HP27 9RJ	Alleged change of use of site for the stationing of mobile home for residential use	05-Mar-18	Planning Contravention Notice
17/00032/OP	The White House High Street Lane End Buckinghamshire HP14 3ER	Conversion of existing dwelling to form 3 x 1 bed flats with associated fenestration alterations in breach of condition 3 of planning permission 16/07026/FUL	05-Mar-18	Enforcement Notice

Reference	Address	Breach Details	Date Authorised	Type of Notice
17/00532/CU	263 Rutland Avenue High Wycombe Buckinghamshire HP12 3LY	Alleged material change of use from garage to self-contained flat	25-Feb-18	Planning Contravention Notice
17/00350/OP	5 Westfield Cottages Westfield Medmenham Buckinghamshire SL7 2HQ	Use of building in breach of condition 1 of p/p 09/05806/FUL	19-Mar-18	Acceptable Development
17/00128/OP	129 Chiltern Avenue High Wycombe Buckinghamshire HP12 3UG	Without planning permission the erection of a boundary wall	19-Mar-18	Acceptable Development
17/00465/CU	Rhoose Lower Icknield Way Bledlow Buckinghamshire HP27 9QE	Without planning permission a material change of use of the land by virtue of the siting of a mobile home and caravan	09-Mar-18	Planning Contravention Notice
18/00013/OP	Cavendish Skirmett Road Skirmett Buckinghamshire RG9 6TD	Raising of roof, roof extensions/alterations, construction of two storey rear extension, fenestration and external alterations and new driveway with parking area in breach of condition 5 of P/P 16/06412/FUL	05-Mar-18	Acceptable Development
17/00374/OP	11 Cambridge Crescent High Wycombe Buckinghamshire HP13 7NE	Construction of single storey front and rear extension in breach of planning permission ref: 16/08313/FUL	09-Mar-18	Acceptable Development
17/00553/OP	66 - 72 The Parade Bourne End Buckinghamshire SL8 5SS	Development not in accordance with 16/07020/FUL - installation of plant to roof	09-Mar-18	Acceptable Development

Reference	Address	Breach Details	Date Authorised	Type of Notice
17/00526/OP	Bledlow Cricket Club West Lane Bledlow Buckinghamshire HP27 9PF	Without planning permission the erection of a detached outbuilding	09-Mar-18	Planning Contravention Notice
17/00479/OP	7 Grayling Close Marlow Buckinghamshire SL7 2BA	Erection of 2m high fence	27-Mar-18	Acceptable Development
18/00023/PR	1-4 Mill Cottages Old Moor Lane Wooburn Green Buckinghamshire HP10 0LZ	Unauthorised works to a tree within a conservation area	29-Mar-18	Not in the Public interest to pursue formal action
17/00577/MS	Sandcastle Nursery Lane End Road High Wycombe Buckinghamshire HP12 4JF	Erection of 1 x 3 bed detached dwelling and two pairs of 2 bed semi-detached dwellings (5 in total) with associated parking in breach of condition 7 (landscaping implementation) of planning permission: 15/07956/VCDN	29-Mar-18	Breach of Condition Notice
17/00210/OP	19 Hillside High Wycombe Buckinghamshire HP13 7LG	Without planning permission the erection of fencing	27-Mar-18	Acceptable Development
18/00037/OP	OS Parcel 8200 Scrubbs Lane Bledlow Ridge Buckinghamshire	Alleged creation of access track and turning area not in accordance with prior notification ref: 17/07289/PNP6A Alleged change of use of the land for commercial purposes instead of agricultural use.		Planning Contravention Notice

Reference	Address	Breach Details	Date Authorised	Type of Notice
17/00500/OP	18 Squirrel Rise Marlow Bottom Buckinghamshire SL7 3PN	Development not in accordance with permission 17/05165/FUL	19-Mar-18	Acceptable Development
16/00678/OP	180 Hughenden Road High Wycombe Buckinghamshire HP13 5PD	Without planning permission the erection of a side/rear extension and fenestration alterations	21-Feb-18	Acceptable Development
17/00127/OP	68 Hill Farm Road Marlow Bottom Buckinghamshire SL7 3LU	Development not in accordance with 14/07174/FUL	21-Feb-18	Acceptable Development
17/00521/OP	64 Chairborough Road High Wycombe Buckinghamshire HP12 3HJ	Without planning permission the erection of an outbuilding	23-Feb-18	Acceptable Development
17/00580/CU	Scrubbs Lane Bledlow Ridge Buckinghamshire	Erection of stables not in accordance with permission 05/05902/FUL	23-Feb-18	Acceptable Development
16/00559/OP	88 Deeds Grove High Wycombe Buckinghamshire HP12 3NZ	Without planning permission the construction of raised platform to rear	15-Mar-18	Acceptable Development
18/00053/CU	Land Adjacent To Holly Tree Barn Owlswick Lane Owlswick Buckinghamshire HP27 9RJ	Alleged change of use of site for the stationing of mobile home for residential use	05-Mar-18	Planning Contravention Notice
17/00032/OP	The White House High Street Lane End Buckinghamshire HP14 3ER	Conversion of existing dwelling to form 3 x 1 bed flats with associated fenestration alterations in breach of condition 3 of planning permission 16/07026/FUL	05-Mar-18	Enforcement Notice
17/00532/CU	263 Rutland Avenue High Wycombe Buckinghamshire HP12 3LY	Alleged material change of use from garage to self-contained flat	25-Feb-18	Planning Contravention Notice

Reference	Address	Breach Details	Date Authorised	Type of Notice
17/00350/OP	5 Westfield Cottages Westfield Medmenham Buckinghamshire SL7 2HQ	Use of building in breach of condition 1 of p/p 09/05806/FUL	19-Mar-18	Acceptable Development
17/00128/OP	129 Chiltern Avenue High Wycombe Buckinghamshire HP12 3UG	Without planning permission the erection of a boundary wall	19-Mar-18	Acceptable Development
17/00465/CU	Rhose Lower Icknield Way Bledlow Buckinghamshire HP27 9QE	Without planning permission a material change of use of the land by virtue of the siting of a mobile home and caravan	09-Mar-18	Planning Contravention Notice
18/00013/OP	Cavendish Skirmett Road Skirmett Buckinghamshire RG9 6TD	Raising of roof, roof extensions/alterations, construction of two storey rear extension, fenestration and external alterations and new driveway with parking area in breach of condition 5 of P/P 16/06412/FUL	05-Mar-18	Acceptable Development
17/00374/OP	11 Cambridge Crescent High Wycombe Buckinghamshire HP13 7NE	Construction of single storey front and rear extension in breach of planning permission ref: 16/08313/FUL	09-Mar-18	Acceptable Development
17/00553/OP	66 - 72 The Parade Bourne End Buckinghamshire SL8 5SS	Development not in accordance with 16/07020/FUL - installation of plant to roof	09-Mar-18	Acceptable Development
17/00526/OP	Bledlow Cricket Club West Lane Bledlow Buckinghamshire HP27 9PF	Without planning permission the erection of a detached outbuilding	09-Mar-18	Planning Contravention Notice
17/00479/OP	7 Grayling Close Marlow Buckinghamshire SL7 2BA	Erection of 2m high fence	27-Mar-18	Acceptable Development

Reference	Address	Breach Details	Date Authorised	Type of Notice
18/00023/PR	1-4 Mill Cottages Old Moor Lane Wooburn Green Buckinghamshire HP10 0LZ	Unauthorised works to a tree within a conservation area	29-Mar-18	Not in the Public interest to pursue formal action
17/00577/MS	Sandcastle Nursery Lane End Road High Wycombe Buckinghamshire HP12 4JF	Erection of 1 x 3 bed detached dwelling and two pairs of 2 bed semi-detached dwellings (5 in total) with associated parking in breach of condition 7 (landscaping implementation) of planning permission: 15/07956/VCDN	29-Mar-18	Breach of Condition Notice
17/00210/OP	19 Hillside High Wycombe Buckinghamshire HP13 7LG	Without planning permission the erection of fencing	27-Mar-18	Acceptable Development
18/00037/OP	OS Parcel 8200 Scrubbs Lane Bledlow Ridge Buckinghamshire	Alleged creation of access track and turning area not in accordance with prior notification ref: 17/07289/PNP6A Alleged change of use of the land for commercial purposes instead of agricultural use.		Planning Contravention Notice