



Planning Committee

Date: 30 May 2018
Time: 7.00 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, G C Hall, M Hanif, M A Hashmi, A 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 25 April 2018 (attached).	1 - 6
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

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| 4. | Planning Applications | |
| 5. | 17/07655/FUL - Land South of River Wye and Foundary Site between Translux Mill and Chapel Lane, High Wycombe, Buckinghamshire | 7 - 52 |
| 6. | 17/08264/FUL - Icknield House, Askett Village Lane, Askett, Buckinghamshire, HP27 9LT | 53 - 74 |
| 7. | 18/05113/FUL - Lodge Hill View, Lee Road, Saunderton, Buckinghamshire, HP29 9NU | 75 - 87 |
| 8. | 18/05433/FUL - Hughenden Hall, Plomer Green Lane, Downley, Buckinghamshire, HP13 5XN | 88 - 101 |
| 9. | 18/05438/VCDN - 35 Amersham Road, High Wycombe, Buckinghamshire, HP13 6QS | 102 - 115 |

Other items

- | | | |
|-----|--|-----------|
| 10. | Pre-Planning Committee Training / Information Session | 116 |
| 11. | Appointment of Members for Site Visits
To appoint Members to undertake site visits on Tuesday 26 June 2018 should the need arise. | |
| 12. | Delegated Action undertaken by Planning Enforcement Team | 117 - 119 |
| 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: 25 April 2018

Time: 6.30 - 10.05 pm

PRESENT: Councillor P R Turner (in the Chair)

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, A Turner and C Whitehead.

LOCAL MEMBERS IN ATTENDANCE

Councillor A Collingwood
Councillor M Knight
Councillor D Knights

APPLICATION

16/08327/FUL
17/08165/FUL
17/08264/FUL

OBSERVING: Councillor R Raja

108 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 7 March 2018 be approved as a true record and signed by the Chairman.

109 DECLARATIONS OF INTEREST

Councillor M Asif: Application number 17/08165/FUL. Declared a personal non-pecuniary interest in the item. Councillor Asif explained he attended the Jubilee mosque but had no financial interest in the application mosque and did not receive anything from the application mosque.

Councillor Ms A Baughan: Application number 17/08165/FUL. Declared a personal non-pecuniary interest in the item due being a Ward Member and having worked on drama lessons and attended church that abutted the site. She also declared that she was a personal friend of the librarian. Councillor Baughan declared she had an open mind and therefore had not predetermined the application and would come to a decision after listening to the debate.

Councillor A Collingwood: Application number 16/08327/FUL. Declared a personal non-pecuniary interest in the item due to his son having played hockey at the application site.

Councillor T Lee: Application number 16/07347/FUL. Declared that he had predetermined the application with the comments that had been made public. He stated that he would speak as a Ward Member and then leave the Chamber before the debate and voting on the item occurred, thus taking no further part.

Councillor N Marshall: Application number 16/08327/FUL. Declared an interest in the item due to having donated his Ward Budget towards the scheme (which he felt

might have been perceived as bias). He stated he would leave the Chamber before the debate and voting on the item occurred, thus taking no part.

Councillor S Raja: Application number 17/08165/FUL. Declared that although he was a Muslim he had no affiliation with the application mosque and did not attend prayer sessions there.

110 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.

111 16/07347/FUL - FORMOSO AND LAND ADJACENT FORMOSO, KILN LANE, BOURNE END, BUCKINGHAMSHIRE, SL8 5JE

Members noted a revision of the recommendation which was set out on the Update sheet and also noted amendments to several Conditions.

Members voted in favour of the motion that the revised Officer recommendation be approved and that the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation was made to secure an Affordable Housing Contribution, or to refuse planning permission if an Obligation could not be secured.

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

The Committee was addressed by Councillor T Lee, the local Ward Member who, having declared an interest, then left the Chamber and took no part in the debate or voting on the item.

112 16/08327/FUL - MARLOW SPORTS CLUB, LOWER POUND LANE, MARLOW, BUCKINGHAMSHIRE, SL7 2AE

Members noted the Update sheet, in particular the addition of Condition 18:

The second floor of the building hereby permitted shall only be used for storage and to accommodate plant as shown on approved drawing number 1482/03 Rev A.

Reason: to prevent an over intensive use of the site and thereby 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.

Following a lengthy debate, Members voted on a motion to refuse the application which Members voted against. Members then voted in favour of the motion to approve the application in line with officer's recommendation with the addition of the following amended Condition:

The use of the pavilion building hereby permitted shall be restricted to the hours of 0700 to 2300 hours on any day unless different hours of use are formally permitted by a licence granted by the Licensing Authority pursuant to the Licensing Act 2003 (or any Act, Order or Regulation amending or revoking and re-enacting the Licensing Act 2003)

Reason: in the interests of the amenities of adjoining neighbours

RESOLVED: that the application be approved with the additional Conditions stated above.

Councillor N Marshall declared an interest and left the Chamber at the beginning of the item and did not take part in the debate or voting on the item.

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

The Committee was addressed by Mrs Sally Stafford in objection and Mr Martin Grey, the applicant.

113 17/08094/FUL - GARAGES AND ACCESS ROAD, THE COTTAGES, BRICKS LANE, BEACONS BOTTOM, BUCKINGHAMSHIRE, HP14 3XG

Members voted unanimously in favour of the motion to refuse the application for the following reasons:

1. In the opinion of the Local Planning Authority, the proposed development would result in a dominant feature within the locality due to the scale, massing and design of the dwelling proposed which was not of a scale, form and design comparable to the adjoining development. The proposal would therefore adversely affect the open character of the Green Belt and the visual amenities of the Chilterns Area of Outstanding Natural Beauty. Therefore in the absence of any other material considerations, the proposal represented an inappropriate form of development in the Green Belt and a visually intrusive addition to the Chilterns Area of Outstanding Natural Beauty. As such the development would conflict with Policies GB4 (Built up Areas in the Green Belt), L1 (The Chilterns Area of Outstanding Natural Beauty), G3 (General Design Policy) and G8 (Detailed Design Guidance and Local Amenity) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced); Policies CS9 (Green Belt), CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008); and the Chilterns Building Design Guide.
2. In the opinion of the Local Planning Authority the proposed development would result in an un-neighbourly form of development by virtue of the proximity to the boundary with 1-4 The Cottages. The excessive mass and form of the dwelling would result in undue loss of outlook from the rear of the neighbouring properties and be dominant and overbearing in appearance to the detriment of its occupiers. The proposal was thus considered to be contrary to Policies G3 and G8 of the adopted Wycombe District Local Plan to 2011 (as saved, extended and partly replaced) and Policy CS19 of the Adopted Core Strategy Development Planning Document.

RESOLVED: that the application be refused for the reasons given above.

The Committee was addressed by Ms Eleanor Hurrell and Parish Councillor Neil Watson on behalf of Stokenchurch Parish Council in objection.

114 17/08165/FUL - MICKLEFIELD MOSQUE, CENTRE APPROACH, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 7FY

Members voted in favour of the motion to refuse the application.

RESOLVED: that the application be refused.

The Committee was addressed by Councillor Ms A Baughan and Councillor M Knight, the local Ward Members.

Councillors Ms A Baughan, M Asif and S Raja declared personal interests and remained in the Chamber for the debate and voting on the item.

Councillor S Raja left the meeting following this item.

115 17/08264/FUL - ICKNIELD HOUSE, ASKETT VILLAGE LANE, ASKETT, BUCKINGHAMSHIRE, HP27 9LT

Members voted in favour of the motion that the Committee was minded to approve the application in contravention of the advice set out in the Chilterns Building Design Guide as the gates conserved the special character and appearance of the Area of Outstanding Natural Beauty (AONB) and did not impact adversely on the street scene in this location. So in accordance with the constitution the application was deferred to allow those objecting the opportunity for public speaking at a future meeting.

RESOLVED: that the application be deferred to a future date.

The Committee was addressed by Councillor D Knights and Councillor A Turner, the local Ward Members.

116 STANDING ORDER 14, PARAGRAPH 41

RESOLVED: As the meeting was still sitting at 22:00 hours, the Chairman moved that the meeting continue until the finish of business.

117 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted that there would be no pre-Committee training/information session. The Chairman therefore agreed that if no request was forthcoming in the next two weeks, the next Committee meeting could start at 6.30pm.

118 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 29 May 2018 in respect of the agenda for the meeting on

Wednesday 30 May 2018, the following Members be invited to attend with the relevant local Members:

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

119 DELEGATED ACTION AUTHORISED BY PLANNING ENFORCEMENT TEAM

Members noted the Delegated Action Authorised by the Planning Enforcement team.

120 FILE ON ACTIONS TAKEN UNDER DELEGATED AUTHORITY

The file on actions taken under delegated authority since the previous meeting was circulated for the Committee's attention.

121 CHAIRMAN'S ADDRESS

The Chairman remarked that this would be the last Planning Committee meeting of this current Municipal Year before Annual Council which was to be held on 14 May 2018. The Chairman wished for his thanks to be noted to his committee and to the Planning Officers for their time, dedication and advice. The Chairman also wished his thanks to be noted to the support officers from the Legal and Democratic Services departments. The Committee unanimously agreed and also thanked the Chairman.

Chairman

The following officers were in attendance at the meeting:

Mr K Asif	Technical Planning Officer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mrs J Ion	Principal Development Management Officer
Ms T Krykant	Planning Solicitor
Mr R Martin	Development Management Team Leader
Mr A Nicholson	Development Manager
Miss O Palmer	Legal Apprentice

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Agenda Item 5.

Contact: Toby Cowell DDI No. 01494 421695

App No : 17/07655/FUL App Type: Full Application

Application for : Redevelopment of existing commercial site for commercial purposes including demolition of existing buildings, erection of B1(c), B2 and B8 and Trade Counter (including ancillary offices) premises (8470m²), reuse existing accesses onto Chapel Lane and Mill End Road, on-site parking and landscaping

At Land South of River Wye and Foundry Site Between Translux Mill and Chapel Lane, High Wycombe, Buckinghamshire

Date Received : 23/11/17 Applicant : Ridgepoint Homes Ltd; William Vere (Properties) Ltd; Verco

Target date for Decision 22/02/18

1. Summary

- 1.1. This proposal is for employment development on land that is designated as an employment area in the development plan. The development is entirely acceptable in terms of the principle of development. The main assessment presented within this report therefore focusses on the detail of the proposed development.
- 1.2. The report sets out that the proposals are considered to be acceptable in terms of the quality of the layout and design; transport matters and car parking; the impact upon neighbouring property; impact upon Heritage Assets; environmental matters; ecology and sustainability.
- 1.3. Further information is required with respect to flooding and drainage issues and this is reflected in the recommendation which is to delegate approval to the Head of Planning and Sustainability once these issues are resolved.

2. The Application

- 2.1. The application site is located between Chapel Lane (west) and Mill End Road (east) within the Mill End Road Employment Area in High Wycombe. The Verco Office Furniture site is located to the immediate north of the site with residential properties surrounding the site to the immediate north-east and south. Millbrook Combined School is located to the immediate east of the site on the opposing side of Mill End Road. The application site is located within the Sands Ward and is within the Desborough Area of Change (as defined in the Delivery and Site Allocations Plan). The site is also located within Accessibility Zone 3 and Non-residential Zone 1 for parking purposes.
- 2.2. Within the existing site is a commercial building in the south-eastern corner adjacent to No. 36 Mill End Road and in close proximity to the site's southerly entrance from Mill End Road. The site in general comprises a significant level of hardstanding, for which the eastern portion is currently utilised as parking for vehicles used in association with the storage and transport of film making props (Translux Ltd).
- 2.3. The western portion of the site is largely comprised of scrubland and further concrete hardstanding which is physically separated from the remainder of the site from earthworks. Further access to the site is provided from Chapel Lane which runs along the northern portion of the site and leads into a tarmacked area. This area is adjacent to a substantial commercial building to the immediate east which in itself is located adjacent to the main Verco factory building; located outside of the application site.
- 2.4. The proposals seek to redevelop the site by way of constructing 10 commercial units with associated parking and landscaping. The revised site layout plan submitted as part of this application details that the site would effectively be split into two functional areas which would operate largely independent of one another.

- 2.5. The western portion, which would utilise the existing access off Chapel Lane, comprises 5 commercial units and constitute the majority of built footprint proposed across the entire site. A total of 68 car parking spaces would be provided in this portion of the site on the basis that all units (unit 6 aside) would be used on a B1c/B2 basis. Unit 6 would operate solely for B8 purposes. The western portion of the site would be physically separated from the adjoining section by the de-culverted tributary running through the site from south to north. It is proposed to introduce a green corridor either side of the buffer which would be set between a row of parking spaces within the western section and the rear of Units 1-5 in the eastern section.
- 2.6. The eastern section of the site, utilising the existing dual access from Mill End Road, would comprise 5 smaller commercial units with a total of 40 car parking spaces.
- 2.7. The current proposals seek a flexible use across the entirety of units in the site (unit 6 aside) within use classes B1c, B2 and B8 in order for the site to have the ability to more successfully respond to market conditions and attract a greater variety of potential occupiers. Moreover, the proposals seek for 24 hour, 7 days a week operations at the site given that the majority of the units would likely be occupied by companies in the distribution and delivery sector which require such hours of operation in order to function successfully.
- 2.8. River corridors have also been proposed to the immediate south of the River Rye in the revised site layout plan in order for the scheme to be fully compliant with Policy DM15 of the Delivery and Site Allocations Plan.
- 2.9. The application is accompanied by:
 - a) Planning Statement
 - b) Design and Access Statement
 - c) Transport Assessment
 - d) Landscaping Plan
 - e) Landscape Management Schedule
 - f) Arboricultural Impact Assessment and Arboricultural Report
 - g) Tree Constraints Plan and Tree Protection Plan
 - h) Site Waste Management Plan
 - i) Daylight and Sunlight Assessment
 - j) Flood Risk Assessment
 - k) Ecological Appraisal
 - l) Existing Site Surveys
 - m) Underground Utility Survey
 - n) Lighting Report
 - o) Noise Report
 - p) Utilities Statement
 - q) Proposed Site Layout
 - r) Proposed Floorplans and Elevations
 - s) Proposed Sections through site
- 2.10. Amended drawings were received during the course of considering the application.
- 2.11. The applicant did not provide a Statement of Community Involvement but the Council has 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. Planning officers have also attended a public meeting in the Sands area with the local member.

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, and following significant rounds of engagement and discussion with the applicant, a final set of amended plans and accompanying documents were received which were found to be acceptable. The application was subsequently recommend for approval subject to the submission of further information relating to drainage and flooding.
- 3.3. The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

4. Relevant Planning History

- 4.1. 89/07721/FUL – Erection of a finished goods distribution warehouse and formation of parking area – Permitted
- 4.2. 92/06820/FUL – Infilling of existing loading bays for use as office accommodation and storage and additional parking – Permitted
- 4.3. 95/05639/FUL - Change of use to B2 (General Industrial) – Permitted
- 4.4. 95/06963/FUL - New boundary fence and landscaping to frontage of 45- 47 Chapel Lane – Permitted
- 4.5. 96/06882/RCDN - Continuation of use of premises for B2 (General Industrial) use without complying with condition 3 (Operating Hours) of W/95/05639/FUL – Permitted
- 4.6. 97/06241/FUL - Erection of section of 2.4m high palisade boundary fencing (retrospective) – Permitted
- 4.7. 01/07479/FUL - Erection of 120 residential units, associated car parking, landscaping and open space: erection of acoustic enclosure around existing Verco Mill – Refused
- 4.8. 01/07480/FUL - Erection of 117 residential units, associated car parking, landscaping and open space: erection of acoustic enclosure around existing Verco Mill - Refused
- 4.9. 15/06618/FUL - A hybrid planning application seeking detailed planning permission for demolition of 2 industrial buildings to enable a mixed use redevelopment comprising 79 dwellings (5 x 1 bed apartments, 43 x 2 bed apartments, 1 x 2 bed coach house, 1 x 3 bed apartment, 19 x 3 bed houses and 10 x 4 bed houses) with associated infrastructure, open space, landscaping, de-culverting of watercourse, car-parking for Millbrook Combined School served by a relocated entrance on Mill End Road and an access from Chapel Lane. Outline planning application for construction of up to 1,176sqm of commercial floorspace with all matters reserved – Withdrawn
- 4.10. 17/07643/FUL - Erection of 2 x 2 bed dwelling with associated parking and alterations to access off Chapel Lane - Refused

5. Issues and Policy considerations

Principle and Location of Development

Adopted Local Plan (ALP): G3 (General design policy), E3 (Employment Areas);
 Core Strategy (CSDPD): CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS11 (Land for Business);
 Delivery and Site Allocations Plan (DSA): DM1 (Presumption in favour of sustainable

development);

The New Local Plan submission version: CP1 (Sustainable Development), CP5 (Delivering land for business), DM28 (Employment Areas)

- 5.1. The application site, sited to the south of Verco Office Furniture, comprises an existing commercial site (Use Class B2) within the Mill End Road Employment Area. Employment Areas are a finite resource and form the principal employment base within the District. Policy E3 of the Adopted Local Plan seeks to safeguard against the redevelopment of Employment Areas for uses falling outside of classes B1, B2 and B8. The principal of redeveloping employment areas within the abovementioned uses is therefore supported within Policy E3.
- 5.2. Policy CS11 of the Core Strategy DPD further promotes the redevelopment, regeneration and, where appropriate, the intensification of existing employment sites in order facilitate a prosperous local economy. The proposals in question seek a flexible use of the units within the site across use classes B1a (light industrial), B2 (general industrial) and B8 (storage and distribution). Such flexibility is general encouraged within Policy CS11 in order for employment sites to remain financially sustainable in perpetuity and be better able to respond to changing market conditions if necessary.
- 5.3. This is further supported by Policy HW1 of the Delivery and Site Allocations Plan which seeks the retention and, where appropriate, the redevelopment of existing Employment Areas within the Desborough area in order to facilitate social and economic regeneration.
- 5.4. The abovementioned policies of the Development Framework are consistent with Policies CP5 and DM28 of the New Local Plan which safeguard against the redevelopment of Strategic and Local Employment Areas for non-business development and facilitate their regeneration for continued employment purposes where appropriate.
- 5.5. The principal of the development of this employment site for employment purposes is therefore clearly established.

Raising the quality of place making and design

Adopted Local Plan (ALP): G3 (General design policy), G7 (Development in relation to local topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), Appendix 1;

Core Strategy (CSDPD): CS4.1 (High Wycombe Key Areas of Change – Desborough Area) CS19 (Raising the quality of place shaping and design);

Delivery and Site Allocations Plan (DSA): HW1 (Desborough delivery and design framework), DM11 (Green networks and infrastructure), DM15 (Protection and enhancement of river and stream corridors);

The New Local Plan submission version: CP9 (Sense of place), CP10 (Green infrastructure and the natural environment), DM32 (Landscape character and settlement patterns), DM35 (Placemaking and design quality)

- 5.6. Policy G3 of the Adopted Local Plan requires development proposals to achieve a high standard of design and layout that represents the local urban context so as to maintain and reinforce its distinctiveness and particular character. Specifically, such proposals should take account of existing site characteristics such as local land form, natural features, views and vistas. Furthermore, development will be expected to be compatible with the immediate surroundings of the site and be appropriate to its wider context. In addition, proposals should be sympathetic to the design and appearance of their surroundings, including buildings materials and profile, architectural details and landscape treatment.
- 5.7. This is supported by Policy CS19 of the Core Strategy which seeks to secure improvements in the quality of place-shaping and design. In particular, high standards of design and layout are expected to be achieved with development proposals and the locally distinctive qualities of place are to be reinforced by enhancing landscape and built characteristics of the site.

- 5.8. The above policies are reinforced by Policy CS4.1 of the Core Strategy and Policy HW1 of the DSA which seek to ensure high quality developments within the Desborough Area which successfully integrate with their surrounds and help support and reinforce a local sense of distinctiveness.

Design and layout

- 5.9. The design proposed for the 10 units within the site is typical of modern commercial buildings and consistent with similar schemes permitted within the District, with each unit comprising a pitched roof and central apex with the gable on the flank elevations. Units 7-10 within the western portion of the site would be conjoined with Unit 8 extending a further 8m past the rear building line of Unit 9 to the west and with unit 7 extending a further 14m past unit 8. The front building line of unit 7 would be recessed 4m from that of unit 8 in order to accommodate further parking and the required HGV turning areas. Unit 6, the largest of the units proposed, would be physically detached with the rear building line set between 10m and 15m from the site's southern boundary.
- 5.10. Whilst the ridge height of the units would range between 11m and 12m within the western portion of the site, they would not be overly if at all visible from the Chapel Lane streetscene given the significant setback of the units from the entrance point. Moreover, the most westerly unit proposed, unit 10, would be shielded from view of the streetscene by Nos. 55-61 Chapel Lane together and the 4.5m noise barrier proposed to the immediate rear of these properties.
- 5.11. By contrast, units 1-5 within the eastern portion of the site would be entirely conjoined, have a uniform front building line and setback in excess of 20m from Mill End Road. Whilst the ridge height of these units would be 11m and exceed the height of neighbouring residential properties either side by 3m (no. 36) and 4.5m (nos. 22-28), their setback from the streetscene and substantial screening from existing trees to be retained adjacent to Mill End Road would ensure such units would not constitute a prominent feature within the streetscene. Moreover, such screening would be enhanced through further planting as identified in the submitted landscaping scheme.
- 5.12. The external materials proposed for the units, namely a combination of grey profiled metallic cladding, is also consistent with modern commercial developments and typical for an employment site such as this. As previously mentioned, the units proposed within the site would not be overly visible from either streetscene and therefore have a minimal impact upon the character and amenities of the wider locality. This is emphasised through the submitted conceptual streetscene elevation drawings. Notwithstanding this however, the final iteration of external materials would be controlled by way of a condition if planning permission were to be forthcoming.
- 5.13. With regards to the layout, it is noted that this has primarily been informed by the need to reduce any potential impact the development would have upon the amenities of adjacent residential properties to the south; particular from a noise perspective which will be covered in a subsequent section of this report.
- 5.14. Bands of landscaping will run through the site. There will be screen planting on the southern site boundary and particularly to the rear of units 6-10 and within the River Wye corridor. The site itself would be physically split by the de-culverted tributary and subsequent landscaped buffer either side. This is considered to provide an enhanced focal point within the site which successfully links into the remainder of the site layout.
- 5.15. Parking would primarily be provided to the front of units 6-10, to the west of unit 10 and the east of unit 6. In addition, further parking would be provided to the immediate north of unit 5 and to the front of units 1-5. The layout of parking proposed is considered to be satisfactory with the location of buildings, principally in the southern portion of the site for the western section, considered to be a sensible location given residential properties are primarily located to the south of the site with the Verco Factory site located to the immediate north.

River corridors

- 5.16. Policy DM15 of the Delivery and Site Allocations Plan (DSA) states that development adjacent to rivers and watercourses should seek to conserve and enhance the biodiversity, landscape and recreational value of the watercourse and its corridor through good design. Opportunities for the de-culverting of watercourses should also be actively pursued and development should not prejudice future opportunities for de-culverting.
- 5.17. Such development should provide or retain a 10m buffer between the top of the river bank and development, and include a long term landscape and ecological management plan for this buffer.
- 5.18. Policy CS17 of the Core Strategy further emphasises the importance of conserving and enhancing watercourses given they are a vital element of the Green Infrastructure of the District.
- 5.19. A 10m wide corridor will be provided as part of the development on the south side of the River Wye. While a small section of this corridor is less than 10m wide, for instance where the western access enters the site, this is more than compensated by other parts of the buffer that exceed 10 metres (indeed in places it exceeds 16 metres). The proposed buffer/corridor is considered to be acceptable.
- 5.20. Aside from the river itself, there is an existing tributary/spring that runs in a culvert through the site from south to north and joins the River Wye beneath the existing Verco factory. The revised proposals intend to de-culvert the tributary and create a moderate buffer either side with the total width measuring 5.5m. The de-culverted tributary would effectively divide the site into two portions and run to the rear of units 1-5.
- 5.21. In order for the proposals to be in complete conformity with Policy DM15, there would need to be a 10m landscaped buffer each side of the de-culverted watercourse. It is also noted that the Environment Agency has maintained their objection on this basis. However, it is considered that the creation of such a buffer would substantially reduce the availability of land within the site for redevelopment with impacts on the viability of the redevelopment. It is therefore not considered realistic or pragmatic to require a 10m buffer either side of this particular watercourse. The emphasis in this redevelopment has instead been to create a decent buffer to the River Wye, deculvert the stream and provide a reduced but ecologically enhanced buffer to it. As a package of measures this is considered to be acceptable.

Landscaping and Arboriculture

- 5.22. Policies G10 and G11 of the Adopted Local Plan seek to ensure that development proposals take adequate account of and, where possible, retain existing planting and tree cover including hedgerows and other landscape features. Such schemes for the redevelopment of sites should incorporate appropriate landscaping as an integral part of development proposals and take into account the need for development to integrate within the landscape of the neighbouring area.
- 5.23. Development proposals will also be required to retain existing trees and hedgerows of good quality and/or visual significance where possible. Such development should not put the future retention of such trees and hedgerows at risk; this includes during the course of construction.
- 5.24. Moreover, appropriate landscaping and design features should be incorporated into such schemes, with details of areas of hard and soft landscaping to be provided together with open space for habitats and wildlife. This is reinforced by Policy CS19 of the Core Strategy which states that locally distinctive qualities of place should be reinforced by enhancing landscape characteristics of the site and the wider context.
- 5.25. Substantial landscaping is proposed to the rear of units 6-10 in the form of a mixed species of trees including Field Maple, Alder, Poplar, Beech, Hornbeam, Rowan, Whitebeam and Small Leaf Lime. Such landscaping would include the banking up of earth along the southern boundary of the site directly in front of an existing concrete wall. Trees are proposed to be planted atop this bank providing a significant

level of screening together with further planting in front leading up to the rear elevation of the commercial units.

- 5.26. The existing trees located along the southern boundary of the site adjacent to the properties within Penmoor Close and No. 36 Mill End Road are covered by a Tree Preservation Order. Such trees would be protected during construction by virtue of tree protective fencing and in themselves provide further screening of the development from view of adjacent residential properties.
- 5.27. Likewise, existing trees to the immediate rear of Nos. 55-61 Chapel Lane would also be retained and protected during construction. It is considered that the protection of such trees are important as they provide natural screening of the development and play an important role in the wider landscaping strategy of the site.
- 5.28. A variety of trees and shrubs are also proposed to be planting within the de-culverted tributary corridor together with the proposed river corridors to the immediate south of the River Wye in the northern sections of the site.
- 5.29. Both the Council's Landscaping and Arboricultural officers have found such proposals to be acceptable and considered the level, variety and species of planting proposed to be appropriate for this particular location.

Connectivity

- 5.30. Policy CS4.1 of the Core Strategy and Policy HW1 of the DSA focus specifically on the Desborough Area and, inter alia, seek to improve the wider integration of the area with the Town Centre through the provision of pedestrian and cycle routes within sites. Specifically, redevelopment of sites within the Desborough Area should seek to improve its legibility by providing links to open spaces within Desborough.
- 5.31. Concerns have been raised, specifically from the Council's Ecology Officer, over the lack of a pedestrian/cycle route within the site providing east-west connectivity between Desborough Recreation Ground and West Wycombe Park. Following conversations with the applicant, it was accepted that introducing a pedestrian walkway/cycle route through a commercial site would not be an ideal solution from a safety and amenity standpoint.
- 5.32. The current Verco factory building which is outside of the site but which the site wraps around provides a major obstacle in achieving such connectivity. The Council considers an ideal solution would be for such link to be provided within the river corridor. However, given the factory building currently projects across a culverted section of the River Wye and would thereby subdivide the river corridor; providing such a direct connective route would not be possible at this time..
- 5.33. It is considered that introducing such a link which would pass along the river corridor and around the southern edge of the factory building and thereby within the entirety of the development site would be illegible, impractical and not conducive to a successful connective link.
- 5.34. It is therefore considered that the most plausible solution would be to future proof such a connective route by way of attaching a planning condition requiring the implementation of a footpath/cycle route within the river corridor should the adjacent Verco site be developed. This would allow for the creation of a river corridor stretching all the way across from Chapel Lane to Mill End Road and further allow for a straight, legible connective route within the corridor.

Transport matters and parking

Adopted Local Plan (ALP): T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling);

Core Strategy (CSDPD): CS16 (Transport), CS20 (Transport and Infrastructure);

Delivery and Site Allocations Plan (DSA): DM2 (Transport requirements of development sites)

The New Local Plan submission version: CP7 (Delivering the infrastructure to support growth), DM33 (Managing carbon emissions: transport and energy generation)

Transport/Highways Considerations

- 5.35. The Highway Authority's final comments are still awaited on the latest amended plans. However, the general principal of the scheme from a highways perspective has not fundamentally changed and therefore the original comments received from the Highways Authority can be used as an overarching guide at this stage.
- 5.36. The original comments requested the submission of a Swept Path Analysis for OGV2 vehicles with respect to the Mill End Road access and egress points. Such an analysis was previously sent to the Highways Authority and considered to be acceptable in principal.

The comments received from the Highways Authority noted that the proposed development would result in an increase of vehicular movements as a result of the increased floorspace at the site. It was also noted that the respective capacity analysis for the local junction's surroundings the development site shows in some cases that certain arms are either approaching capacity or beyond its theoretical operational limit. However, this can be attributed to the natural growth in traffic. The Highways Authority conclude that the development is not the cause of the capacity issues and the development traffic does not represent a severe material impact upon the highway.

The Highways Authority has considered that the proposed redevelopment of this existing brownfield site is acceptable in that there are no overall principle impediments in transport terms. One of the outstanding issues is currently in relation to existing pedestrian refuge outside Nos. 33 and 35 Mill End Road and its close proximity to the site's intended Mill End Road egress point close to a school. The Highways Authority considers that, in order to safeguard pupil safety when crossing the road, off-site highways works will be required which include the removal of this refuge area. In addition, a specific financial contribution will also be required that will investigate and install a zebra crossing slightly further to the north of the refuge's current position. The exact amount required for a financial contribution has not yet been finalised but would be secured via a planning condition in the form of a S.278 agreement.

- 5.37. No issues were previously raised from the Highways Authority with regards to sight lines from the access/egress points within the development site. Moreover, the application site is noted as being located within a reasonably sustainable location with two bus stops (Dashwood Avenue and Mill End Road) being located within approximately 250m of the Mill End Road site access with a further bus stop on West Wycombe Road (A40) approximately 450m from the site.

Parking

- 5.38. The proposed development has sought flexibility of uses across the entirety of the site ranging between planning use classes B1(c) (light industrial), B2 (general industrial) and B8 (storage and distribution) in order for the site to better respond to market conditions and allow a degree of flexibility for future users.
- 5.39. Buckinghamshire County Council's Parking Guidance specifies the optimum level of parking required for a range of non-residential uses which has been deemed appropriate following research undertaken by the County Council which subsequently informed this document. Wycombe District Council uses this document as a basis for determining whether development proposals would provide the required level of parking in order to serve it.
- 5.40. In the Parking Guidance, there is no defined criteria available for the level of parking required in relation to B1(c) (light industrial) uses. However, the Highways Authority at Buckinghamshire County Council have advised that development seeking B1(c) (light industrial) uses should be assessed against B2 (general industrial) criteria for parking purposes.
- 5.41. On this basis and in accordance with the Parking Guidance, such B2 (general industrial) development should provide 1 parking space per every 64sqm. Likewise, B2 (industrial estate) development should provide 1 parking space for every 87sqm

- with B8 (storage and distribution) providing 1 space per every 130 sqm of floorspace.
- 5.42. Being mindful of the proposition of all units having a flexible use (B1(c), B2 or B8) and given that a B2 (general industrial) use across the entirety of the site would constitute a 'worst case scenario' for car parking purposes; the developer was advised that a total of 133 parking spaces would be required across the entirety of the site in order for the development to be compliant from this perspective.
 - 5.43. Moreover, given that the revised plans proposed no through access between the eastern and western portion of the site; each section of the proposed development site would need to be individually compliant from a parking perspective (i.e. a shortfall in the western portion of the site could not be accommodated in the eastern portion and vice versa).
 - 5.44. The eastern portion of the site, that being accessed from Mill End Road, comprises a total floorspace of 2540sqm. From a worst case scenario perspective, i.e. a B1(c) use across units 1-5, a total of 40 parking spaces would be required. The updated site plan indicates that 40 parking spaces would be provided in this section and therefore renders the eastern portion of the site compliant from a parking perspective. It would therefore seem reasonable to allow a flexible use across the B use classes for units 1-5.
 - 5.45. With regards to the western portion however, only 68 car parking spaces have been provided which is a shortfall of 25 parking spaces when assuming that units 6-10 would have a completely flexible use (worst case scenario being use class B1(c)).
 - 5.46. It was therefore suggested that the largest unit, unit 6, comprising a total floorspace of 2805sqm, should be conditioned for a B8 (storage and distribution) use only with units 7-10 having a fully flexible use. From a worst case scenario perspective (i.e. units 7-10 comprising a B1(c) use), there would be a requirement for 70 parking spaces across the western portion of the site and 68 parking spaces would be provided.
 - 5.47. In this scenario, the proposed shortfall of 2 parking spaces is considered to be acceptable given such a shortfall is so minor and it is in any case unlikely that units 7-10 would be used for B1(c) simultaneously at any one time.
 - 5.48. In light of the above, the level of parking proposed at the development site is considered to be acceptable, on the condition that unit 6 only be used for Class B8 purposes.

Impact upon the amenities of neighbouring residential properties

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

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

Residential Design Guidance SPD;

The New Local Plan submission version: DM35 (Placemaking and design quality)

- 5.49. Policy G8 of the Adopted Local Plan states that development proposals will be required to safeguard the future amenity of residents in land surrounding development sites. Particular consideration will be given to the impact such development has upon: daylight and sunlight; privacy and overlooking; visual intrusion and overshadowing; traffic noise and disturbance and parking and manoeuvring of vehicles.
- 5.50. The residential properties most likely to be affected by the proposed development comprise Nos. 1-15 Sandsdown Close, Nos. 1-15 Penmoor Close and No. 36 Mill End Road to the south, together with Nos. 22-26 Mill End Road to the north.
- 5.51. With regards to the residents of Sandsdown Close and Penmoor Close, it is noted that the land levels drop by between approximately 2m – 2.5m in relation to the development site; specifically with regards to the location of units 6-10. Moreover, the existing 1.7-2.5m high concrete retaining wall with 1.8m high close boarded fence on top running along the site's southern boundary would be retained. Realistically therefore, the first 3.5m – 4m of the proposed development would be shielded from

- view with respect to the properties on Sandsdown Close directly facing the development site. Substantial landscaping is also proposed to the rear of units 6-10 with existing trees present to be retained and protected during construction.
- 5.52. Notwithstanding this however, it is accepted that the ridge heights of units 6-10 would range between 11m and 12m and, whilst on lower land levels that the adjacent residential properties on Sandsdown Close and Penmoor Close, would still exceed the ridge height of these aforementioned properties by a small degree. The outlook from the rear of properties on Sandsdown Close would be somewhat reduced as a result of the built development proposed, and this is a material consideration in the determination of this application.
- 5.53. However, the submitted Daylight and Sunlight report does demonstrate that the ridge height of the proposed units would not intersect a 25 degree angle measured from the lowest ground floor rear windows of properties along Sandsdown Close or Penmoor Close. The proposals would therefore conform to Building Research Establishments (BRE) guidance 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 2011) and the British Standard document BS8206 Part 2 and, in the Council's opinion, not materially affect the level of sunlight or daylight permeating the windows of the abovementioned properties.
- 5.54. In addition, units 7-10 include a pitched roof with the eaves height of the buildings decreasing to between 8m and 9m in height. Given the differentiation in land levels, the existing concrete retaining wall and close boarded timber fence atop; only the top 4m – 4.5m of the built development would be visible from the rear gardens of Sandsdown Close facing directly onto the development site.
- 5.55. Likewise, the proposed 4.5m high timber acoustic barriers to the rear of Nos. 55-61 Chapel Lane would primarily be obscured from view of the rear of these properties by the differentiation in land levels and the existing close boarded timber fence to the rear. Therefore, only the top 1m of the noise barriers would be visible from the rear elevation of these properties which would in itself be offset from the boundary by approximately 2m.
- 5.56. It is also noted that the separation distances proposed between the rear of dwelling along Sandsdown Close and the rear building lines of units 6-10, and together with screen planting proposed and existing/proposed fencing would be satisfactory enough to mitigate against a demonstrable level of harm upon the amenities of Sandsdown Close and Penmoor Close residents. The resultant relationship between the proposed units and the neighbouring dwellinghouses along the aforementioned streets is, in the Council's opinion, not harmful enough to result in the refusal of this application.
- 5.57. No concerns are considered apparent with regards to potential overlooking given no windows have been proposed in the rear elevations of units 6-10 which face the dwellings within Sandsdown Close and Penmoor Close. Moreover, the aforementioned residential dwellings are sited to the south of the application site and therefore the proposals would not result in overshadowing of the amenity space of the properties.
- 5.58. In relation to other residential properties within close proximity to the site, the rear garden of No. 36 Mill End Road is located perpendicular to unit 1 in the eastern portion of the site with no windows proposed in the southern flank elevation of the building. Again, no concerns are considered apparent with regards to overshadowing and existing trees to be retained together with further planting proposed would significantly shield the development from view of No. 36. It is also noted than an existing commercial building present within the site which abuts the boundary with No. 36 would be demolished with the resultant development, being pushed off the boundary by between 8m to 11m, would result in an improved relationship with this residential property.
- 5.59. The residential properties of Nos. 22-26 Mill End Road, whilst being sited to the north of the application site, would be located approximately 37m from the northern flank building line of unit 1 and therefore unlikely be to materially affected by the proposed

developments.

- 5.60. Issues relating to noise and lighting associated within the proposed development will be covered in the following section of this report.

Environmental issues

Adopted Local Plan (ALP): G15 (Noise), G16 (Light pollution);
Core Strategy (CSDPD): CS18 (Waste, natural resources and pollution);
The New Local Plan submission version: CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

Noise

- 5.61. Policy G15 of the Adopted Local Plan seeks to safeguard against development proposals which, by reason of noise or vibration associated with such development, have an adverse effect on the amenities of neighbouring properties and/or the surroundings in general. Conditions may be attached to any forthcoming planning permission in order to restrict such effects.
- 5.62. Development proposed within noise sensitive areas, such as those adjoining or within close proximity to residential areas, must be suitably designed and laid out in such a way as to reduce the future ambient noise level both within and adjacent to buildings to acceptable levels.
- 5.63. The overall mitigation strategy at the site is based on the development operating on a 24/7 basis. Consequently, the noise emanating from the proposed development has to conform to British Standard (BS 8233: 2014 'Sound Insulation and Noise Reduction for Buildings') night time (23.00 – 07.00) requirements in relation to acceptable decibel levels (dB). This equates to 30dB within bedrooms between the hours of 23.00 – 07.00 hours.
- 5.64. The most recent iteration of the submitted noise report indicates that an acceptable level of noise would emanate within adjacent residential properties within the development confirming to the requirement dB levels; both during the day and night time hours.
- 5.65. The strategy for ensuring this has been partly formed by the layout of development insofar as units 6-10 (the largest of the units), have been positioned within the southern portion of the site with noise receptors emanating directly in front. This ensures that the buildings themselves act as a natural noise buffer with respect to the residential properties within Sandsdown Close and Penmoor Close.
- 5.66. A combination of 2.5m and 4.5m high noise barriers are proposed along the rear and flank boundaries of Nos. 55-61 Chapel Lane in order to prevent noise levels associated with the development reaching or exceeding the required decibel levels. Likewise, a 4.5m high noise barrier is proposed along a small section of the site's southern boundary adjacent to No. 36 Mill End Road, together with a further 4.5m high barriers immediately adjacent to the predicted noise receptor emanating from unit 5. A further 2.5m high barrier has been proposed along a section of the river corridor adjacent to Nos. 22-26 Mill End Road on the opposite side of the River Wye.
- 5.67. The Council's Environmental Services department have considered the proposed layout of the scheme together with the mitigation strategies proposed in order to prevent noise levels emanating from the development reaching an acceptable level in relation to neighbouring residential properties and found the proposals to be acceptable.
- 5.68. If planning permission is to be forthcoming, planning conditions would be imposed relating to details being required pursuant to plant and internal machinery within the units.

Lighting

- 5.69. Policy G16 of the Adopted Local Plan specified that any scheme including lighting should minimise glare and spillage from the development site, having regard to the nature and sensitivity of adjacent land uses and the character of the surrounding

area. Consideration will therefore be given to the effect of the light produced on the amenities of nearby residents, highway safety and the visibility of the night sky. With regard to such development adjacent to sensitive areas, conditions may be imposed to, inter alia, restrict the level of lighting, hours of operation, height and luminance if planning permission were to be forthcoming.

- 5.70. The applicant's External Lighting Assessment indicates that a combination of column and wall mounted LED fittings will be used, with the assessment indicating that the type and level of illumination proposed would conform to BREAAAM requirements; Pol 04 (Reduction of night time light pollution), ENE 03 (External lighting) and Part L2A of the building regulations.
- 5.71. External lighting proposed would be controlled by a combination of photocells and timeclocks to be installed. The time clocks would act as a master control and be set to switch off between the hours of 23.01 – 06.59 in order to prevent night time light pollution and for the development to be compliant with Pol 04 and L2A.
- 5.72. The Council's Environmental Services department have reviewed the level of lighting proposed in this E3 Environmental Zone (as classified by BS EN 12464-2:2014, Lighting of Work Places, Part 2) and deemed it to be acceptable. It is therefore not considered that a condition requiring details of external lighting to be submitted prior to construction would be necessary in this instance if planning permission were to be forthcoming. However, a condition would be required relating to the control of external lighting during night time hours (23.00 – 07.00).

Air Quality

- 5.73. Core Strategy Policy CS18 (Waste/Natural Resources & Pollution) seeks to avoid unacceptable air pollution.
- 5.74. Under Environmental legislation new Air Quality Management Areas (AQMAs) were declared and ratified by the Council in December 2017; two of note include an area encompassing West Wycombe Road and the subsequent junctions with Chapel Lane and Mill End Road together with Handy Cross roundabout and the section of the M40 motorway in the District.
- 5.75. An objection was initially received from the Council's Environmental Services department over the impact the proposed development on air quality within the nearby AQMAs due to the increase of B8 (storage and distribution) uses and associated vehicles. Following amendments to the original plans however which include the reduction in floorspace and estimated use of the site for B8 (storage and distribution) purposes, the Environment Services department have since withdrawn their objection on these grounds.
- 5.76. Concerns have been raised from local residents with regards to the impact the proposed development would have upon the local air quality and the subsequent health of local residents. Specifically, concerns have primarily been focused on the increased HGV activity within and around the site as a result of the proposed development.
- 5.77. The application site has a longstanding designation as an Employment Site and its authorised use is for employment purposes (Class B2). Albeit over recent years the use of this part of the site has been low key, without the need for further planning permission a more intensive use could lawfully commence. Such a fall-back position is therefore a material planning consideration.
- 5.78. Whilst it is accepted that the proposed development could have some impact on the HGV traffic passing through the AQMAs, and air quality generally, this would be no greater than could result from the current lawful use of the site.

Flooding and drainage

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

Delivery and Site Allocations Plan (DSA): DM17 (Planning for flood risk management);

The New Local Plan submission version: DM39 (Managing flood risk and sustainable

drainage systems)

- 5.79. The majority of the site lies within a surface water flood risk area. There are localised areas within the site that hold a medium (1-3.3% AEP) or high (>3.3% AEP) risk of surface water flooding. The Lead Local Flood Authority (LLFA) has advised that these areas could experience a flooding depth of up to 900 mm.
- 5.80. The LLFA requested the submission of further information after received the initial Flood Risk Assessment (FRA) submitted by the applicant. Following the submission of a revised FRA, the LLFA still has a holding objection against the proposals due to requiring further information.
- 5.81. Such information includes the further assessment of surface water and groundwater flood risk with appropriate mitigation where applicable, and further information as detailed on the latest set of comments from the LLFA.
- 5.82. The Council considers that such information would be required in order to fully assess the drainage requirements and therefore agrees with the LLFA on this point. The implications of this area further discussed in the Weighing and Balancing section of this report.

Archaeology and impact on adjoining Conservation Area

Adopted Local Plan (ALP): HE11 (Development adjoining Conservation Areas);

Core Strategy (CSDPD): CS17 (Environmental Assets);

The New Local Plan submission version: CP9 (Sense of place), CP11 (Historic environment

- 5.83. The application site is located within close proximity to West Wycombe Park, an Archaeological Notification Site and West Wycombe Conservation Area to the west of the Chapel Lane site entrance on the opposing side of the road.
- 5.84. The Buckinghamshire County Archaeological Service have been consulted as part of this application and have not raised any objection, nor proposed any conditions to be imposed if planning permission were to be forthcoming.
- 5.85. Furthermore, the proposed development within the site would not be readily visible from the Chapel Lane streetscene and is therefore not considered to have any material impact upon the intrinsic landscape qualities of West Wycombe Park or the special character or appearance of the adjoining Conservation Area. Consequently, the proposals are considered compliant with Policy HE11 of the Adopted Local Plan which seeks to safeguard against development adjoining Conservation Areas which would result in harm to their special and intrinsic character.

Ecology

Core Strategy (CSDPD): CS17 (Environmental assets);

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

The New Local Plan submission version: DM34 (Delivering green infrastructure and biodiversity in development)

- 5.86. The site in its current form is dominated by hardstanding and two large commercial buildings comprising brick, concrete and metal structures.
- 5.87. Previously developed land, comprising demolished buildings, crushed concrete and hardcore are present to the south and west of the site, along with large rubble bunds. Much of these areas comprise bare substrate with some covering of prostrate bramble, whilst others areas are succeeding into ephemeral/short perennial vegetation along with some sparse, dry grassland. A wide range of species were noted as being recorded within short vegetation and sparse dry grassland areas.
- 5.88. It is noted that the existing hardcore/crushed concrete substrate lies over chalk, as evident in mounds surrounding bore holes. This habitat, taken together with scrub and tall ruderal is characteristic of 'brownfield' land and is developing into the S41 priority habitat 'Open Mosaic Habitat on Previously Developed Land' (OMH). Scrub Areas of colonising dense scrub and young trees are present around brownfield

- areas, particularly on rubble/earth mounds and boundary areas.
- 5.89. Areas dominated by tall herb growth are present within the brownfield areas, particularly along the southern site boundary. Hedgerows and tree lines are present along the site frontage to the east, on the southern site boundary, along the two section of the watercourse to the north and associated with the western site entrance.
 - 5.90. Hedgerows include a variety of native and some non-native species. A small wooded copse is also present to the northwest of the site with a section of watercourse running through it. The canopy comprises ash and poplar. Small areas of amenity grassland are present to the northwest of the site, all of which are short cropped and dominated by rye grass.
 - 5.91. A watercourse (tributary to the River Wye) runs to the north of the site, part of which is culverted under existing buildings to the north, which do not form part of the site.
 - 5.92. The watercourse on the northern boundary of the site is relatively overgrown along its western section, being choked with ruderal vegetation and having relatively low water levels. Despite this, a good variety of bankside and aquatic vegetation are noted along earth banks.
 - 5.93. The eastern stretch of the watercourse along the northern boundary of the site is canalised adjacent to residential dwellings but some aquatic and marginal vegetation is establishing along its southern bank. A tributary of the River Wye channel to the north of the Site emerges from two spring just south of the site, and crosses the site within a culvert. The culverted watercourse joins the River Wye via a second culvert off-site to the north.
 - 5.94. The submitted Preliminary Ecological Appraisal indicates that the only protected species noted as being within the site comprises slow worms (*Aguis fragilis*), the common lizard (*Zootoco vivipara*) and grass snake.
 - 5.95. The Appraisal states that no evidence of bat roosting was found within the site, however the brownfield/Open Mosaic Habitats, treelines/hedges wood habitat and riparian corridors within the site provide a range of foraging and navigation opportunities for a range of bat species.
 - 5.96. The Appraisal states that the site is dominated by habitats of limited ecological interest, such that their loss through the proposed development would not give rise to significant adverse effects. Moreover, the majority of wooded habitat to the north-west in addition to boundary tree lines and hedges to the east and west would be retained as part of the redevelopment; this includes tree protection measures as previously outlined in this report.
 - 5.97. With regards to the Open Mosaic Habitat (bare ground, dry grassland and scrub), this has developed a significant ecological interest since the cessation of commercial uses at the site. Given that much of this habitat would be loss as a result of the development, mitigation measures would be required to avoid a net loss of biodiversity.
 - 5.98. Significant landscaping has been provided as part of the development proposals which had been suggested within the Preliminary Ecological Appraisal to provide mitigation for the loss of such identified habitats. The Appraisal has also suggested that safeguards during construction (i.e. pollution prevention measures and exclusion fencing to prevent damage to banks and vegetation), could be included within a Construction Environmental Management Plan for the site. This could be adequately secured by way of condition if planning permission were to be forthcoming.
 - 5.99. A Reptile Mitigation Strategy has also been produced which identifies that a total of 0.2 hectares of reptile habitat would likely be lost as a result of the proposed development. The report recommends a number of forms of mitigation:
 - 5.100. At the time of writing this report, the final comments from the Council's Ecological Officer have not been available. Consequently, it is considered necessary at this stage for a condition to be imposed requiring the submission of details pursuant to ecological enhancements at the site if planning permission were to be forthcoming. In

addition, further conditions would be required pursuant to the long term ecological management of the site as indicated within the Reptile Management Strategy and Preliminary Ecological Appraisal.

- 5.101. In the event that the ecological enhancements and mitigation strategies proposed are considered acceptable by the Council Ecological Officer; then such a condition requiring the submission of details pursuant to ecological enhancements/mitigation strategies would be removed from any forthcoming permission.

Building sustainability

Core Strategy (CSDPD): CS18 (Waste, natural resources and pollution);
Delivery and Site Allocations Plan (DSA): DM18 (Carbon reduction and water efficiency);
The New Local Plan submission version: DM41 (Optional technical standards for Building Regulation approval)

- 5.102. 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 development. 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.

Infrastructure and Developer Contributions

Core Strategy (CSDPD): CS21 (Contribution of development to community infrastructure);
Delivery and Site Allocations Plan (DSA): DM19 (Infrastructure and delivery);
The New Local Plan submission version: CP7 (Delivering the infrastructure to support growth)

- 5.103. The proposed development is not liable for CIL.
- 5.104. Off-site highway works would be required in relation to the proposed development, including upgrades to the existing access and the exploration of installing a zebra crossing on Mill End Road. Such works would be funded by the developer via a S.278 agreement which would be secured by way of a planning condition.

Weighing and balancing of issues – overall assessment

- 5.105. 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.
- 5.106. 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
- 5.107. As set out above it is considered that the proposed development would accord with many development plan policies and constitute a sustainable re-use of an existing employment site.
- 5.108. There is some conflict with DSA policy DM15 relating to river corridors. However, the overall river corridor enhancements that are proposed are considered to outweigh any harm that results from this.
- 5.109. There have been a number of concerns about the impact of the development upon neighbouring property. These have been thoroughly considered and amendments or clarifications have been sought during the processing of the application.

Consequently the proposal is considered to comply with the relevant development plan policies relating to such impact.

5.110. Given the need to provide further information in relation to drainage and flooding at the site, your officer's recommend that planning permission be issued only after the outstanding drainage and flooding issues have been satisfactorily resolve.

Recommendation: Minded To Grant
--

That the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission provided that the objections of the Lead Local Flood Authority are resolved including any planning conditions that may arise.

17/07655/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Zia Ahmed

Initial comments: I would like this application go to planning committee because local residents have lots of issues such as the height of the building blocks, the views and noise and traffic movement. In addition environment issues such as flooding and tree protection. The entrance is at the front of a school which already have a big problem with Grant and Stone big vehicles park outside already most of the school time.

Councillor Nigel Teesdale

As this is a major application which will cause major disruption to the Sands area I must insist on a site visit and the application to be determined by Committee if minded to permit.

Parish/Town Council Comments/Internal and External Consultees

Arboricultural Officer:

Initial comments: No objection in principle.

Condition Arboricultural Method statement and Tree protection plan in regard that parking area which are within the root exclusion zones to the west of the site from the proposed Chapel Lane entrance.

In regards to proposed landscape for providing sufficient scene and access for maintenance of the units 6 to 10. The previous landscape scheme offers Field Maple, Whitebeam, Hornbeam, Small leaf lime, Aspen, Oak to the west and to the south of the units these would still be acceptable subject to any revised scheme

The species selection should be able to be of sufficient height to soften the building and also complement the trees to the south just off site.

As to units 1 to 5 which is within the public realm from Mill End Rd so it is important that the current vegetation is retained to provide screening and supplemented where necessary

Additional comments: No objection in principle

Revised Landscape plans in regards to tree species is acceptable.

Condition Arboricultural Method statement and Tree protection plan in regard that parking area which are within the root exclusion zones to the west of the site from the proposed Chapel Lane entrance.

As to units 1 to 5 which is within the public realm from Mill End Rd so it is important that the current vegetation is retained to provide screening and supplemented where necessary.

Landscape Officer

Initial comments: Marked-up plans with comments provided to case officer via email.

Additional comments: The amended layout has taken on board previous comments about maximising space for landscaping and buffer to the River Wye.

In terms of landscape design proposals, key functions of soft landscaping are visual screening to adjoining housing areas / public roads, and provision of appropriate habitats along the river/stream corridors. The following matters require clarification by submission of further details:

- a contour/levels plan for landscaped areas adjoining the southern boundary, the purpose being to illustrate raised ground levels adjoining the proposed units to maximise the screening effect of planting areas for the benefit of dwellings/gardens to the south and west. This work should inform the contextual sections requested in the Urban Design comments.

- detailed planting proposals for each landscaped area, to comprise a mix of appropriate plant species and their sizes at planting, the depths of topsoil/planting medium required to support their long-term success, and an outline of how these areas will be managed. A predominantly native mix of trees and shrubs, incorporating a proportion of evergreen species (10-20%), would be appropriate for screening purposes, while WDCs Ecologist will advise the appropriate approach to planting/landscaping the river/stream corridors.

- illustrative sections and planting details should be provided for the site boundaries adjoining Mill End Road, indicating where trees/shrubs are to be retained/removed. The existing hedge provides significant screening and should be retained/supplemented with trees and shrubs where possible to avoid removal and replanting which would give rise to short- and medium-term visual impacts from the proposed units while a new hedgerow establishes and matures. If any part of the existing hedgerow is to be removed, this should be clearly indicated on the landscaping plan and the reason for its removal established. Replacement hedgerows should be specified in terms of proposed species mix and sizes, along with any new boundary structures. Similar details should be provided for the entrance area off Chapel Lane.

Updated comments:-

The planting proposals are comprehensive and broadly acceptable, subject to the following.

In order to minimise overshadowing of the property/garden of No. 1 Sandsdown Close, which is small and adjoins the site boundary, the proposed earthworks to the rear of units 7 and 8 should be extended into the corner between these units; shrub planting should also extend into that same corner between the two units while tree species should be moved away from the site boundary. This should allow for low-level screening by a new shrub canopy close to the site boundary / garden, with high canopy screening further away from the site boundary / garden and closer to the new buildings.

Planting adjoining the existing river and de-culverted watercourse is acceptable with regard to landscape amenity, but should be subject to comments from our Ecology Officer.

Ecological Officer

Initial comments: There are two main issues I will comment on. The ecology of the site as a whole and the importance of the watercourses and buffering of them for wildlife and access. The site is a previously developed brownfield site with an open mosaic character. This habitat diversity can support rich assemblages of invertebrates, which has led to 'open mosaic habitats on previously developed land' being added to the UK Biodiversity Action Plan (UK BAP) as a Priority habitat listed on Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC Act). It is known that the site supports the reptiles slow worms and grass snakes, and this is associated with the open mosaic habitat which replicates a rocky habitat where there are areas for reptiles to bask in the sun and hide in piles of rubble and there are often very significant populations of a wide range of invertebrates which are an important food source. It would be appropriate for an invertebrate survey to be carried out as this is a key important feature of this type of habitat which needs to be properly taken into account.

The Ecological Report fails to make reference to relevant policies in the DSA (DM11-DM15) Of particular relevance is DM11 (Green Infrastructure) which relates to Opportunity Area 2 which also relates to the Biodiversity Opportunity Area 'Central Chilterns Chalk Rivers' which seeks to enhance access and biodiversity along the river, this links with policy DM14 which seeks to conserve and enhance biodiversity and DM15 which seeks to protect and enhance watercourses with a 10m buffer. The report also fails to notice the culverted tributary running across the site and it miss identifies the Wye as a tributary of the Wye. Although the priority habitat status and the reptiles which live there have been recognised in the Ecological report, other key information has not been collected or not taken into account and it is not possible to understand how the development of this site should progress with regards to wildlife. Indeed the report gives very little information on how the site will accommodate wildlife, it instead makes high level suggestions of how wildlife could be accommodated within the landscaping, however the space left over for landscaping is very limited and nothing has been presented which would suggest that appropriate compensation could be achieved.

A better understanding of the value of the site to ecology needs to be given and how this can be dealt with in the development of the site to deliver a biodiversity net gain Details need to be specific and detailed and proportionate. A biodiversity accounting exercise which help with this understanding and justification. Measures which are of benefit to wildlife (as well as wider multifunctional roles) such as green roofs, green walls and more street trees and SuDS which are integrated with the landscaping need to be incorporated to compensate for the loss of an important habitat. DSA policy DM15 seeks a 10m buffer to all watercourses. The previous application on this site (15/06618/FUL) did not meet this requirement with regards to the river Wye nor the tributary which runs across the site. The proposals which are contained within this new application are a retrograde step from the previous application from the perspective of the river buffer and the tributary.

The width of the buffer given to the river Wye in the proposals is insufficiently wide for it to be acceptable. The buffer must be at least 10m in order for it to comply with DSA policy DM15 as well as Environment Agency guidance and Wycombe District Council's River Wye Advice Note. In this scheme the buffer is less than half this, for much of the edge. There are several reasons why it is particularly important to ensure that there is a minimum of 10m of buffer on this site. This site is the first urban area of High Wycombe through which the river flows and therefore this is a particularly important area to ensure that this site is not a barrier to wildlife moving down stream. Just downstream of the site is Desborough park and so a buffer through this section of river will allow both people and wildlife through access between west Wycombe park and Desborough Park.

From a pedestrian and cyclist point of view there is a bridleway into West Wycombe park just a short distance from the chapel lane access and there is a cycle way which comes out of Desborough park on the Mill End Road side but the site acts a barrier in between. Shared use access for pedestrians and cyclists must therefore be provided across the site, and it should be on the edge of the buffer to make it as attractive as possible to use and yet not too disturbing to wildlife. It will need to go around the building which is built over the river. Considering the narrow or non-existent buffer on the opposite bank, it is particularly important to ensure that the buffer is at least 10m on this side. The site is all the more important because of the tributary which joins the river under the adjacent building this must be brought out of its culvert given a 10 m buffer and realigned across the site to join the river in the open.

The area of the Wye adjacent to the proposed industrial units on the east side of the site is poorly described. Is it in a channel here? If it is in a channel this must be put back to a natural profile. The way in which the river buffer will be landscaped and managed needs to be explained to ensure it is suitable as a functioning habitat. As per paragraph 6.94 of the DSA, the buffer needs to be maintained as a natural or semi natural habitat which is free from formal landscaping. And per 6.95 'the buffer is the minimum width of habitat needed to provide for the functioning of wildlife habitats, while being able to facilitate informal access for enjoyment of the river'. The proposals show a road in a location which is different to that of another current application (17/07643/FUL) the two applications are therefore in conflict with each other. The proposals are poorly thought out from the perspective of ecology and the

river, insufficiently detailed and the scheme is therefore unacceptable. The applicant needs to go away, collect more information, and then design a scheme which deliver the required river, wildlife and access benefits. I have plans showing overlays and measurements if you want to see them.

Additional comments: Not received at the time of drafting the report.

Control of Pollution Environmental Health

Initial comments: Identified Environmental Services issues relevant to Planning: Air quality implications of largescale B8 use in an area bounded by near an Air Quality Management Area (AQMA).

Conclusion: On 22.12.17 the Council declared a new AQMA covering the main arterial roads into the town centre of High Wycombe. The map below shows the AQMA in relation to the application site - it is clear that the only access the application site is via one of the AQMAs and, as this application proposes a freight distribution centre of significant size, it will therefore worsen the already poor air quality in the AQMA that is currently negatively impacting the health of residents living within it. The applicant's model predicts that there will be 604 vehicle movements each day, including 46 HGV movements. Half of these vehicle movements are expected to pass through the AQMA on the A40 West Wycombe Road whilst the other half are expected to travel up the A4010 to join the AQMA on the AQMA.

Recommendation: refuse.

Additional comments: I can confirm that I find the proposed noise barriers, as shown in the noise report uploaded onto consultee access on 18th May 2018, to be acceptable in terms of noise mitigation.

The amended layout plan uploaded to consultee access on 15th May 2018 shows that 17 parking spaces will be provided with Electric Vehicle Charging Points. This is an important provision that will make the impact from the site on the neighbouring Air Quality Management Area more acceptable. I would therefore recommend that this provision is conditioned.

Condition - Electric Vehicle Charging Points Prior to the occupation of the development hereby permitted, 17 electric vehicle charging point must be installed. Thereafter the electric vehicle charging points must be maintained in full working order and, as such, a long-term management and maintenance plan shall be submitted in writing and approved by the Local Planning Authority. Reason – to reduce the negative impact on the health of residents living within the Air Quality Management Area.

County Highway Authority

Initial comments: No objection in principle. The respective capacity analyses for the local junctions surrounding (and have been/will be frequented by traffic associated with) the application site shows in some cases that certain arms are either approaching capacity or beyond its theoretical operating limit.

Whilst the proposals increase the sites traffic generation potential up to 341 daily movements, it should be noted that, when viewing a future scenario at a point when it would be reasonable to expect the proposed development to be constructed and fully operational, the predominant factor in the aforementioned situation arises from predicted background traffic growth. Whilst the proposals will obviously contribute to this in the sense that they will produce a vehicular intensification of the site over its historical use, when this loading is applied to the respective analyses, it is not the causation of the capacity issues and does not represent a severe material impact upon the highway.

The level of parking proposed is also considered to be acceptable in principle of the basis of the use split identified within the application form.

The Highway Authority finds that, particularly with regard to the brownfield re-use of an existing employment site, the proposals are acceptable in that there are no overall principle impediments in

transport terms. Nevertheless, there are issues and elements identified here that require further investigation or should form part of the development.

As previously noted, the swept path analysis drawings within Appendix H of the TA show goods' vehicles manoeuvring through the three site access points. However, those corresponding with the Mill End Road accesses only show OGV1 (rigid) vehicles. Given that there is no restriction on the use of these accesses in terms of vehicle types and sizes, and that the northernmost access will be brought back into regular use, I will require an OGV2 vehicle swept path analysis for the respective Mill End Road access and egress points.

Also, in order to control traffic flow and prevent a larger portion of OGV2 vehicles from crossing between the portions of the site dividing Units 1–7 and 8–12, the proposed gate should be augmented with dragon's teeth that prohibit vehicular flow from west to east.

Finally, and in liaison with the School Crossing Patrol (SCP) Supervisor from our Transport Strategy team, I am aware of an existing SCP for Millbrook Combined School that utilises the pedestrian refuge outside Nos.33 & 35 Mill End Road in close proximity to the site's intended Mill End Road egress point.

Therefore, in order to safeguard pupil safety when crossing the road, I will require any off-site highway works upgrading the aforementioned access to remove this feature in addition to a specific financial contribution that will investigate and install a zebra pedestrian crossing slightly further to the north of the refuge's position.

Additional comments: Not received at the time of drafting the report.

Environment Agency (south-east)

Initial comments: Objection. Inadequate buffer zone to water courses on and adjacent to site. Development eliminates the possibility of reversing the substantial loss of watercourse habitat due to the existing culvert. Failure to restore the ecological value of the watercourse and its associated river corridor.

Additional comments: Objection maintained. Improvement to the width of the buffer zone however it is unclear where the buffer zone between the River Wye and the development is measure from – it should be from the top of the river bank. No details are provided with regards to ecological enhancements to be carried out within the buffer zone, including the river channel and how this would be managed in the long term.

Deculverted channel noted but there is opportunity to achieve further ecological gain. Channel would be completely straight and in a very narrow corridor squeezed between the development either side. No cross sections of the channel have been provided but from the information supplied the river bank would be very steep. Deculverted stream should be realigned so that it enters the River Wye downstream of the Verco building. The channel should be designed so as to not be straight with a naturalised buffer either side – 10m from the top of the river bank.

Final comments: Not received at the time of drafting the report.

Buckinghamshire County Council (Major SuDS)

Initial comments: Various issues outstanding for which further information is required as detailed in consultation response.

Additional comments: Issues still outstanding requiring the submission of further information as detailed in consultation response.

County Archaeological Service

No objection.

Representations

Amenity Societies

Sands Residents Association

Initial comments: The Sands Residents' Association has severe reservations about this application.

It is accepted that this area is scheduled for employment use in the existing and emerging local plan. However whilst B1 uses are regarded as suitable for land adjacent to residential areas B2 is pushing the envelope.

The buildings in this proposal will back on to 24 or so residential properties, visible from many more and as designed will be overbearing in bulk. This is a very unneighbourly proposal, already off on the wrong foot with a pre-emptive tree felling operation.

The previous proposal for flats on this site at least gave some community gain, with school parking and a footpath route between Chapel Lane and Mill End Road. This application gives nothing.

Although the traffic analysis makes light of it, the exit opposite the school is very unsatisfactory, and here there is a chance to correct a very unsafe exit.

The landscaping, if adequate will considerably reduce the light available to the adjacent properties, so the assessment supplied has to be questioned. It takes no account of the fact that the screening will be between the buildings and the properties, and if it is adequate will reduce the subtended angles of daylight. The drawings in this document are to be questioned, with an apparent mix up between mm and m, and only guestimates of the building heights in the adjacent properties. In spite of the mass of documentation, there is no properly drawn section of elevations through the site including the adjacent properties, and as scanned it is not possible to determine the exact heights.

Given the difficulties with the noise and odour from the Hillbottom Estate, which is much further away from residential properties than this proposal, there would need to be restrictions on usage. The existing Translux operation has not been neighbourly with lighting problems and noise during night-time hours.

Surface water will need careful design given that the buildings will increase the slab area, and the adjacent Thames Valley Water bore hole. The whole site appears to be in flood zone 2.

It is worth considering that a more neighbourly design could come from siting the buildings adjacent to the factory, and not the housing, since the parking area would require much lower landscaping.

This is a poor development, and should not proceed as designed.

Additional comments: The Sands Residents' Association strongly objects to the revised plans that do little to ameliorate the problems with this proposal.

Specifically:

The site is not suitable for this type of B8 warehousing operation due to the proximity of residential properties.

There would need to be a restriction in the operating hours, given the precedent of the restrictions on the existing smaller Translux operation, to minimise light and noise pollution.

Notwithstanding any limits on operations, any air handling or conditioning units would run continuously which would be unacceptable.

The number of HGV movements forecast would be concentrated on Chapel Lane and will make an unacceptable contribution to the already excessive pollution levels in West Wycombe Road, which has just been named as an Air Quality Management Area (AQMA).

The type of low value employment, which this proposal will generate, will do little to create economic growth for Wycombe.

The treatment of the river does not seem to meet the environment authority requirements.

There appears to have been no soil testing. On previous applications, the presence of heavy metals was said to prevent surface water drainage to soakaways.

The bulk of the development adjacent to the residential properties is overbearing. The overlook drawings, particularly of the larger units, are not acceptable to the adjacent properties. These will seriously reduce the sunlight on to these properties. This also applies to the tall acoustic screens.

Councillor Darren Hayday (BCC)

Initial comments: Objection. Increased congestion associated with the proposed development and would result in the recent Bucks CC project on improving the junctions with West Wycombe Road impotent. Development will impact the safety of school children due to increased vehicular activity. Also noted that there has been lack of consultation over this application which in itself is inappropriate in a residential area.

Additional comments: Objection. Proposed traffic movements and required road improvements would have a major impact on the overall traffic flow from Chapel Lane to the A40. HS2 construction traffic will also be using the same roads and cumulative traffic will have a severe impact. Unfair for the tax payer to foot the bill for any road scheme attached to potential planning permission. BCC should also not pay for any newly adopted road, ongoing maintenance or any further associated costs.

Friends of Millbrook School

Objection. Local roads under too much pressure already, concerns over increased levels of noise and pollution, parking for cars and lorries of the scale proposed inappropriate in residential area, Mill End Road entrance/exit close to school crossing patrol, Mill Lane and local roads used during the weeks by our families.

Millbrook School Parent Council

Mill End Road is the nucleus of many activities involving children and their parents/carers and the core area for many community events and services. It is already a busy road operating at full capacity from lorries and large vehicles from Eros and Grant and Stone. To consider adding another industrial/commercial site is utter lunacy and the Parent Council of Millbrook School strongly object to the planning application.

A total of 26 letters of representation have been received from local residents objecting to the initial proposals on the following grounds:

- Impact on the amenities of local residents and local school children from pollution associated with the development;
- Increased congestion on the roads from HGVs associated with the development and subsequent impact on safety of local school children attending Millbrook Combined School on Mill End Road;
- Height of the buildings proposed out of keeping with the area and too close to residential

- properties;
- Overlooking into neighbouring gardens from proposed buildings;
- Loss of outlook from residential properties as a consequence of proposed development;
- Reduction in sunlight/daylight as a consequence of proposed buildings – particularly due to their height and positioning within the site;
- No consultation with local residents prior to submission;
- No considered for noise or congestion associated with the development;
- Impact on quality of life for local residents associated with proposed 24/7 operation of the site – particularly from a noise and disturbance standpoint;
- Impact of development on trees along site's southern boundary covered by TPO;
- Development is not beneficial to local residents and out of keeping in a residential area;
- Impact of lighting upon residential amenity during the night;
- Potential decrease in house prices of surrounding properties;
- Cumulative impact of commercial development upon traffic congestion and safety and convenience of pedestrians; particularly children during peak school hours (Grant and Stone, Verco factory and proposed development at site);
- Impact on local environment;
- Fumes associated with the development and impact upon health of local residents; particularly children;
- Poor quality of plans and lack of elevation/conceptual plans to give a full grasp of the impact cause by the proposed development;
- Impact upon protected species, particularly slow worms within close proximity to application site;
- Impact upon air quality – objection from Environmental Health noted;
- Little consideration given for groundwater and potential contamination of tributaries to River Wye;
- Site should be used instead for providing affordable homes;
- Highway capacity already at breaking point – potential for further accidents.

Following re-consultation with local residents, a further 22 letters of representation have been received objecting to the revised proposals. In addition to the comments listed above, the following further issues have also been noted:

- Do not agree that development would only be viable if allowed to operate on a 24/7 basis;
- Overdevelopment of the site;
- Proposed treatment of the river does not meet the Environment Agency's requirements – no soil testing
- Revised plans in relation to building heights and located do little to alleviate the impact of the proposals upon the amenities of neighbouring properties; particularly with regards to light, outlook and the loss of existing outward views;
- Little economic benefit associated with the development;
- Potential for the site to be better used for more creative, entrepreneurial purposes;
- Deculverting of the stream could potentially affect the stream flow and result in flooding or the stream drying up;
- Limited information on how proposals would affect area to the immediate south bordering the site (i.e. rear of properties along Penmoor Close);
- Area unsuitable for this form of development – would be better suited in areas such as Cressex;
- 24/7 operation of the site should not be considered – inappropriate for residential area;
- Amended plans further highlight the impact of the buildings upon residential properties;
- Proposed noise barriers are excessive, out of keeping and will impact neighbouring amenity;
- No consideration for trees covered by TPO; particularly Willow tree;
- Lack of consultation with local residents;

- Amended plans for little to alleviate impact of additional HGV traffic associated with proposed development;
- Noise impact associated by the development; particularly from proposed 24/7 operations at the site.

17/07655/FUL
Scale 1/2500



Site - 20,460m²
 Units
 8,470m² GEA
 (6,860m² | 1,610m²)

Cars - 108

- R.c. floor slab of the buildings
- Hot rolled asphalt
- Concrete block paving - light grey
- R.c. service yard slabs
- Concrete paths to rear of buildings
- Landscape areas to landscape architect's details

Reinforced concrete slab - 1 for general access & 1 for recycled waste - 1,100 for units 6, 10 & 600 for units 10 - 1000000

Internal long term cycle spaces - 1000000

Electric car parking space

Fencing

2.5m high noise barrier

North of unit 5

South side of Chapel Lane entry

4.5m high noise barriers

South of unit 1

North of unit 5

West of unit 10

- Existing tree
- Proposed tree
- Existing planted area
- Proposed plant bed
- Grass area
- Rock mattress retaining structure

Rev 1: 04/05/2017 Final design - area around building reserved for 22/25 for full residential site sections
 Rev 2: 04/05/2017 Final design - area around building reserved for 22/25 for full residential site sections
 Rev 3: 04/05/2017 Final design - area around building reserved for 22/25 for full residential site sections
 Rev 4: 04/05/2017 Final design - area around building reserved for 22/25 for full residential site sections
 Rev 5: 04/05/2017 Final design - area around building reserved for 22/25 for full residential site sections
 Rev 6: 04/05/2017 Final design - area around building reserved for 22/25 for full residential site sections
 Rev 7: 04/05/2017 Final design - area around building reserved for 22/25 for full residential site sections
 Rev 8: 04/05/2017 Final design - area around building reserved for 22/25 for full residential site sections
 Rev 9: 04/05/2017 Final design - area around building reserved for 22/25 for full residential site sections
 Rev 10: 04/05/2017 Final design - area around building reserved for 22/25 for full residential site sections

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Chancerygate
 High Wycombe

Units 1 - 10
 Site Plan

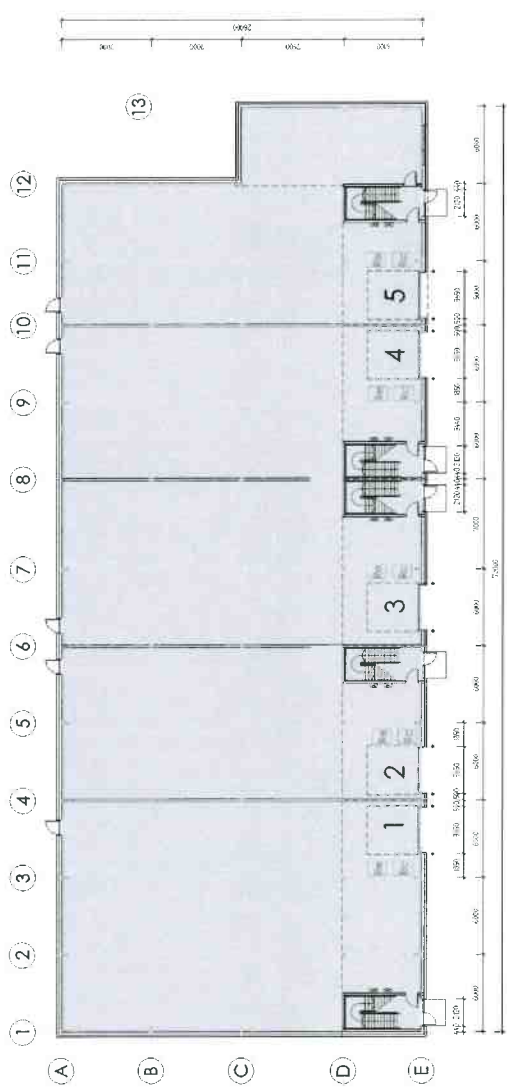
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Project	C-167-TP-01				

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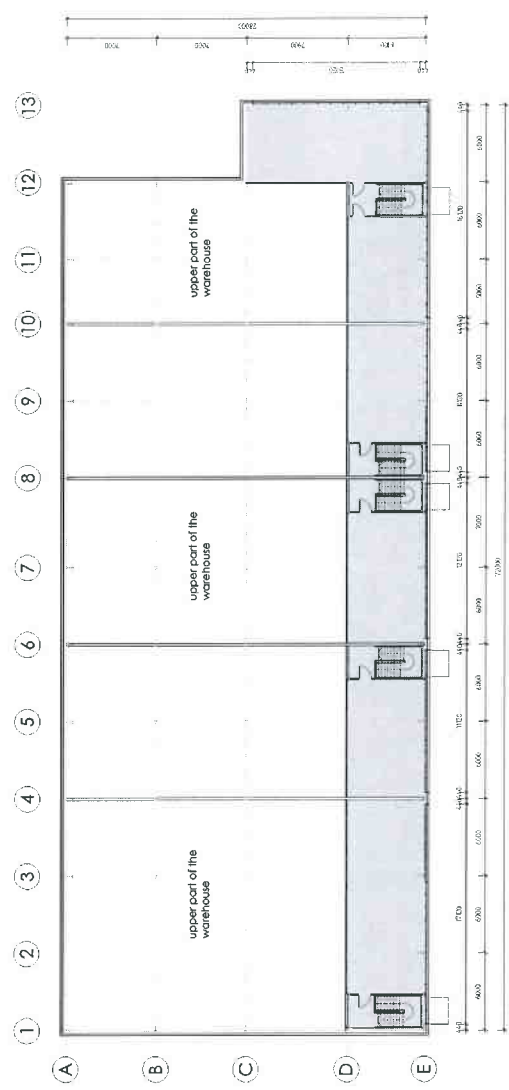




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4	09/20/17	JMK	JMK	ISSUED FOR PERMIT
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12	09/20/17	JMK	JMK	ISSUED FOR PERMIT
13	09/20/17	JMK	JMK	ISSUED FOR PERMIT



Ground floor plan



First floor plan



Rev. D
Rev. E
Rev. B, 5-11-2016: 100% design, 100% construction permit
Rev. A, 5-11-2016: 100% design, 100% construction permit

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Chancerygate
High Wycombe

Units 1 - 5
Ground & First Floor Plans
C-167-IP-02

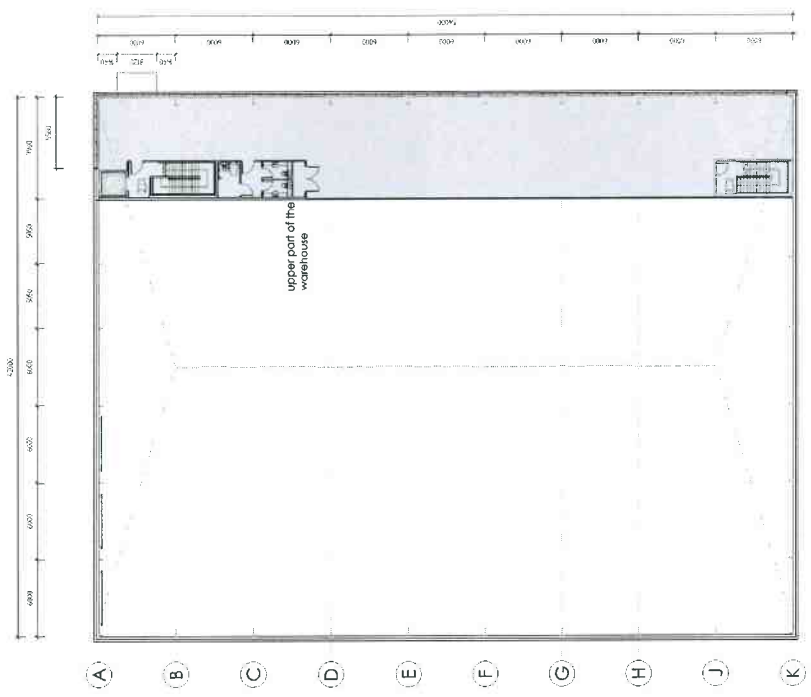
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Rev. B

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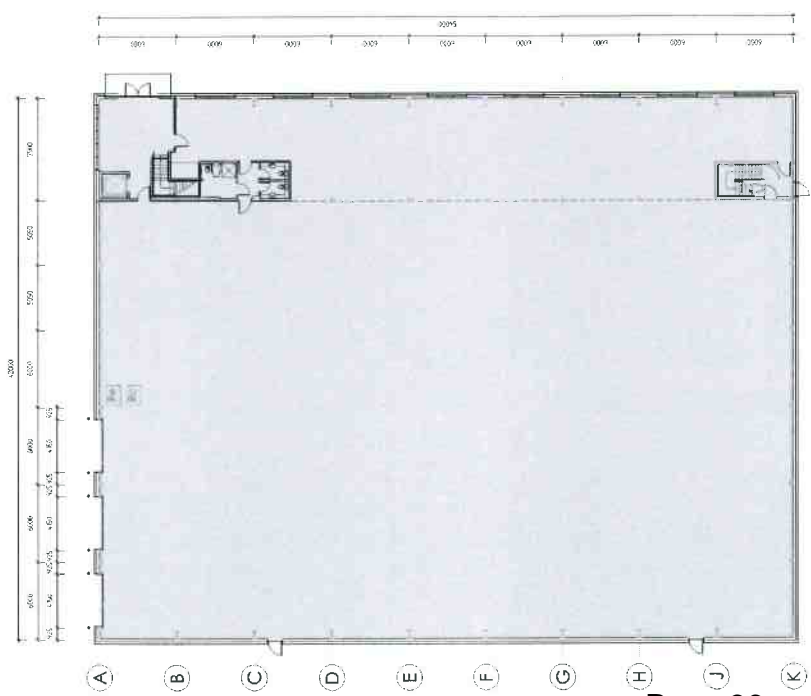


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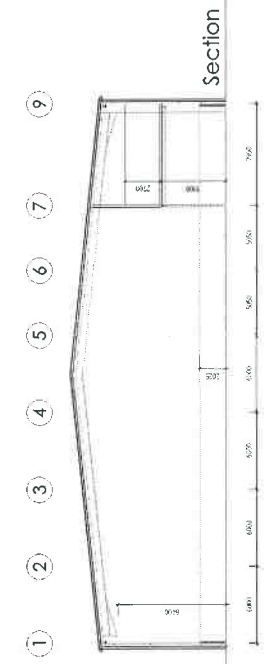
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 1st floor plan
 1st floor plan



First floor plan



Ground floor plan



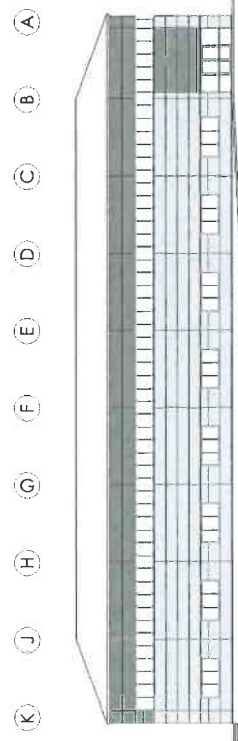
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Unit 6
 Plans and section
 C-167-IP-04
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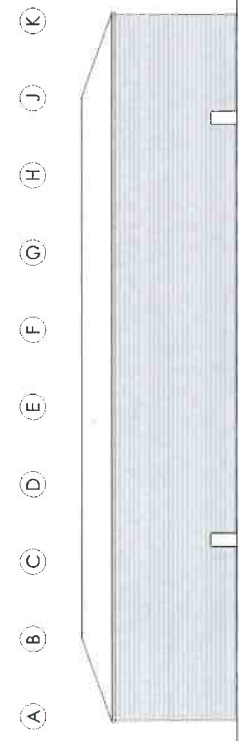
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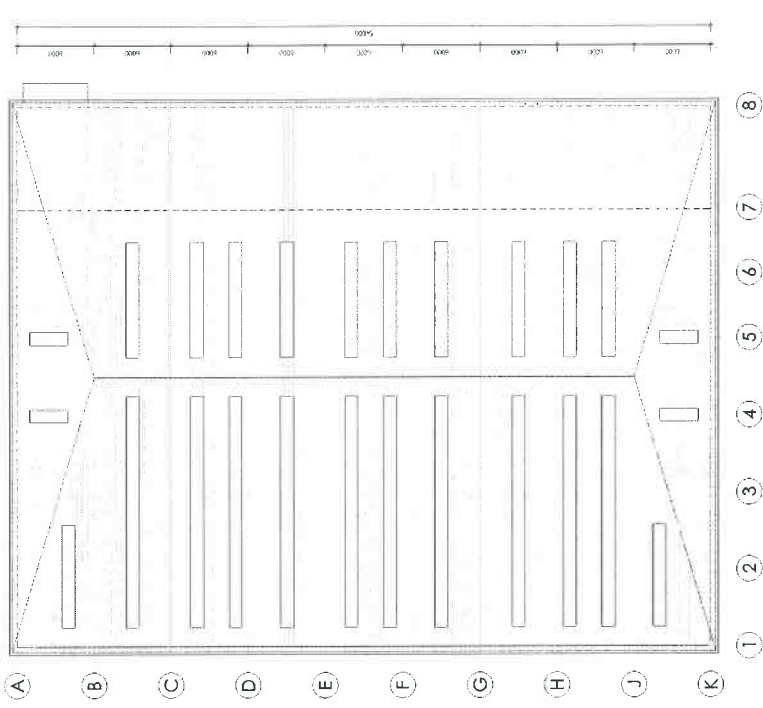
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 Rev F
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 Rev H
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 Rev J
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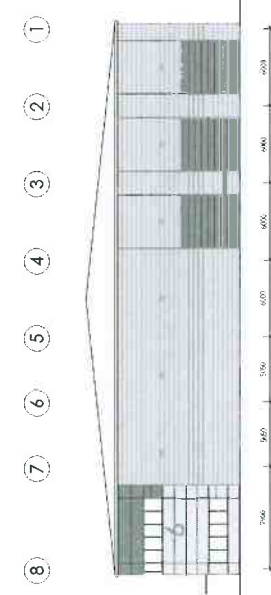
East elevation



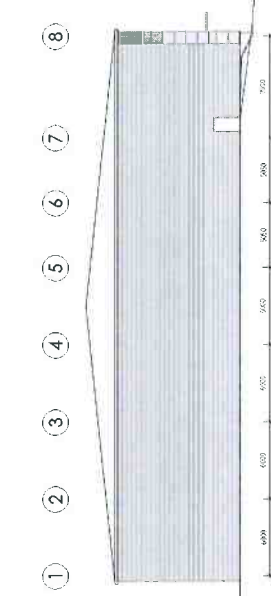
West elevation



Roof plan



North elevation



South elevation



- Roof plan showing in effect: Downward slope 85° North
- North East 85° slope, glass, metal & PVC panels
- Horizontal and vertical louvers, cold working in metal
- Of type 85° slope
- Roof plan showing in effect: Downward slope 85° North
- North East 85° slope, glass, metal & PVC panels
- Horizontal and vertical louvers, cold working in metal
- Of type 85° slope
- Roof plan showing in effect: Downward slope 85° North
- North East 85° slope, glass, metal & PVC panels
- Horizontal and vertical louvers, cold working in metal
- Of type 85° slope



Rev. B
Rev. C
Rev. E

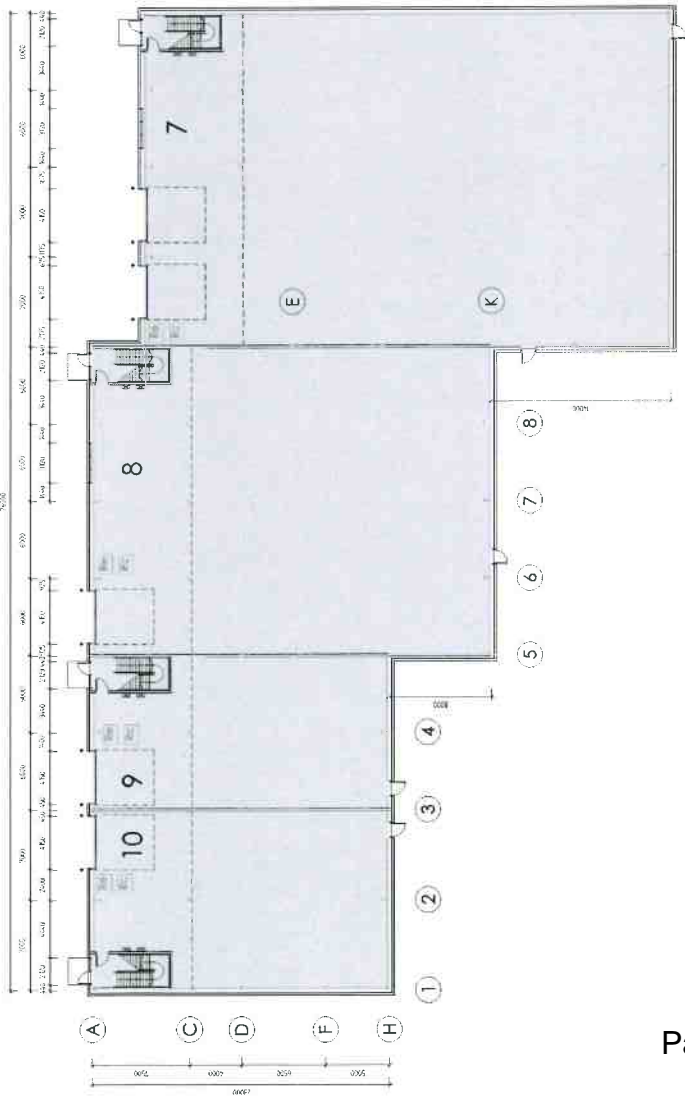
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Unit 6
Roof plan and elevations
3x A3
Date: 9-2017
Scale: 1:200 (A1)
Rev. A
Project: Chancerygate High Wycombe
Client: [redacted]
Architect: IAN C KING ASSOCIATES - ARCHITECTS

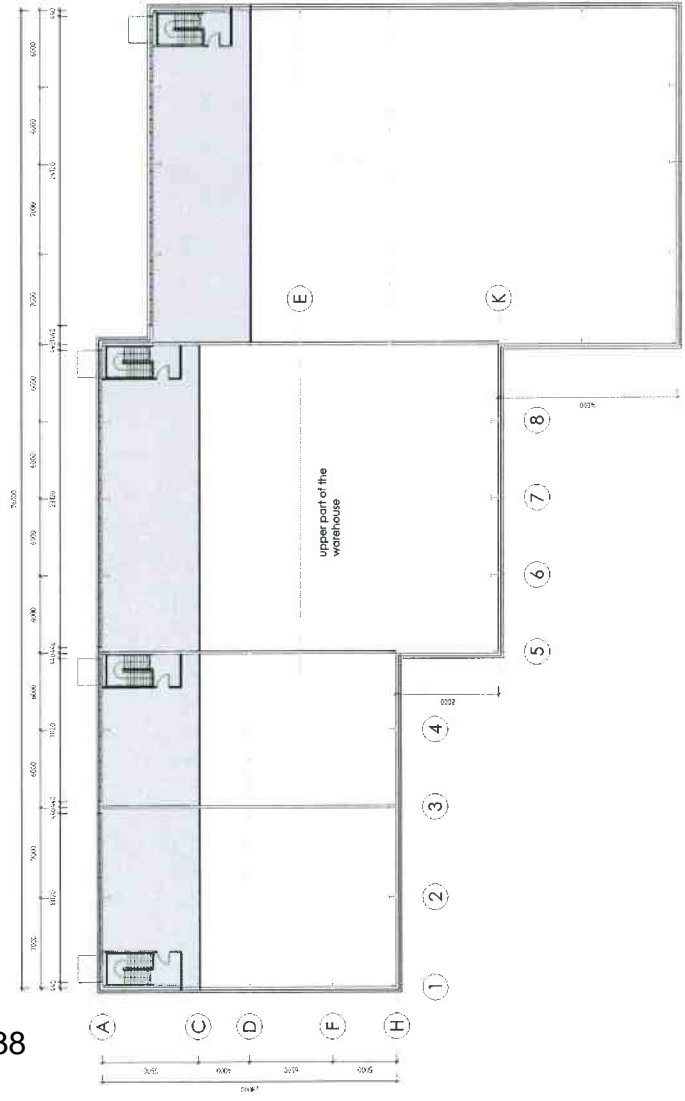


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4	ISSUED FOR PERMIT	15/07/2017	JAC	JAC
5	ISSUED FOR PERMIT	15/07/2017	JAC	JAC
6	ISSUED FOR PERMIT	15/07/2017	JAC	JAC
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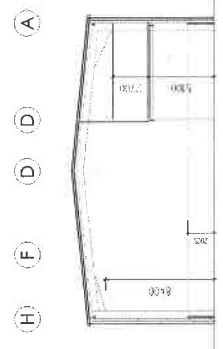
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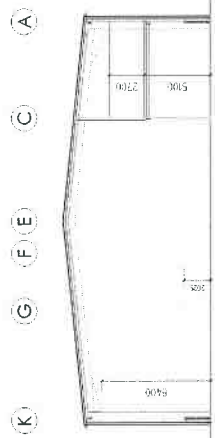
Ground floor plan



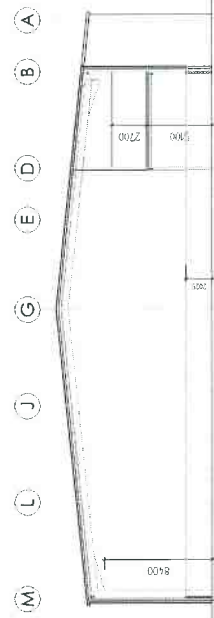
First floor plan



Section through units 9 and 10



Section through unit 8



Section through unit 7



Rev. 2: 21/10/2018: Issue for construction. Drawings were amended to show the correct grid lines for units 7-10.
Rev. 3: 21/10/2018: Issue for construction. Drawings were amended to show the correct grid lines for units 7-10.
Rev. 4: 21/10/2018: Issue for construction. Drawings were amended to show the correct grid lines for units 7-10.
Rev. 5: 21/10/2018: Issue for construction. Drawings were amended to show the correct grid lines for units 7-10.
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Rev. 13: 21/10/2018: Issue for construction. Drawings were amended to show the correct grid lines for units 7-10.

Rev. 1: 21/10/2018: Issue for construction. Drawings were amended to show the correct grid lines for units 7-10.
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Rev. 3: 21/10/2018: Issue for construction. Drawings were amended to show the correct grid lines for units 7-10.
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Rev. 12: 21/10/2018: Issue for construction. Drawings were amended to show the correct grid lines for units 7-10.
Rev. 13: 21/10/2018: Issue for construction. Drawings were amended to show the correct grid lines for units 7-10.

Chancenycgate
High Wycombe

Units 7-10
Plans and sections
C-167-TP-06
Date: 9-2017
Scale: 1:200 (A1)
Rev: D

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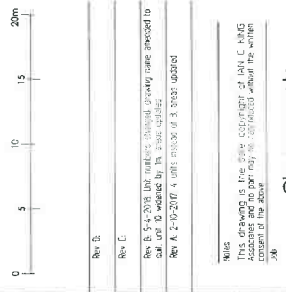
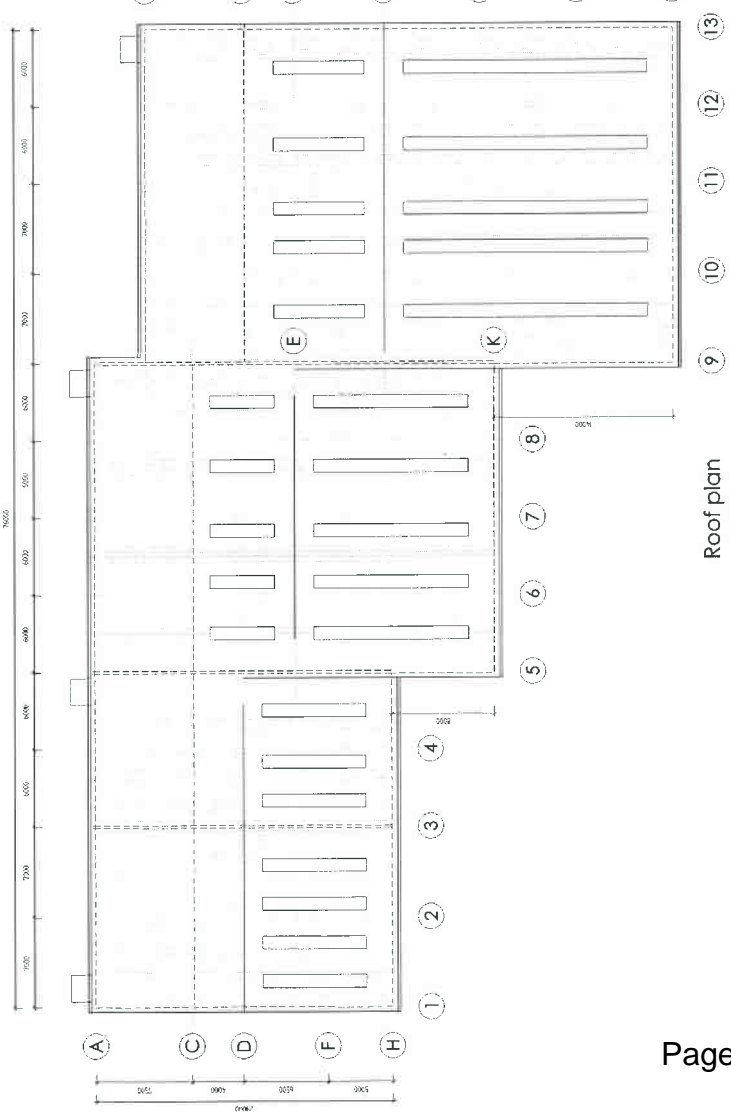


Profile and details in SECTION drawings of BS 8825

	Perforated metal cladding
	Metal cladding with PVC-coated panels and anodized aluminium frames
	Perforated metal cladding with anodized aluminium frames
	Perforated metal cladding with anodized aluminium frames and PVC-coated panels
	Perforated metal cladding with anodized aluminium frames and PVC-coated panels and anodized aluminium frames
	Perforated metal cladding with anodized aluminium frames and PVC-coated panels and anodized aluminium frames and anodized aluminium frames
	Perforated metal cladding with anodized aluminium frames and PVC-coated panels and anodized aluminium frames and anodized aluminium frames and anodized aluminium frames
	Perforated metal cladding with anodized aluminium frames and PVC-coated panels and anodized aluminium frames and anodized aluminium frames and anodized aluminium frames and anodized aluminium frames

Other symbols:

- Balcony glazing
- Top floor window window
- Building cornice building
- Main entrance to high quality living



Rev. B.

Rev. C.

Rev. D. 5.14.2018. DR. Update drawing showing Chancery gate removed to car lot to improve car access.

Rev. E. 2.10.2017. 4. Update drawing of 3. 2017 update

Notes

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2/8

Chancerygate High Wycombe

Title: Units 7-10

Project No: C-167-TP-07

Date: 9-2017 Scale: 1:200 (A1) Rev. B

Drawn: [Name] Checked: [Name]

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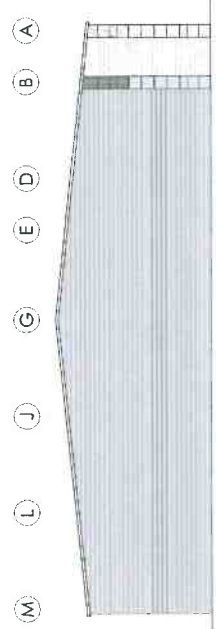
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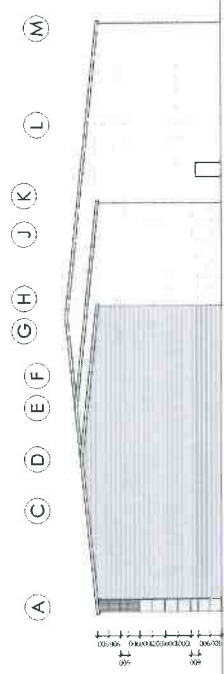
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REGISTERED ARCHITECTS

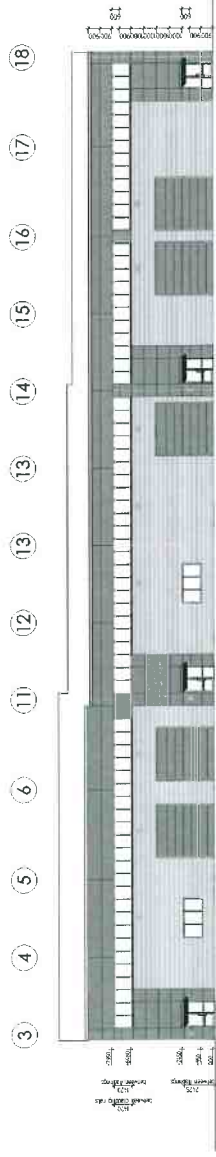
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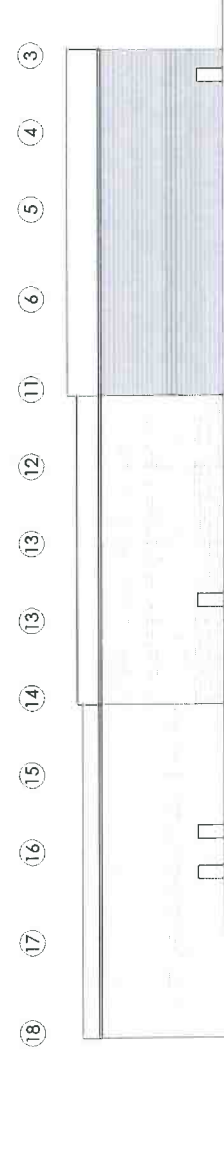
East elevation



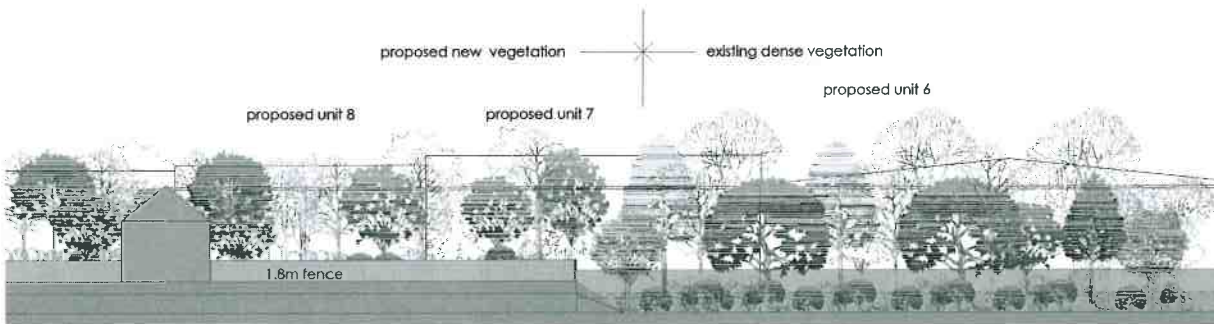
West elevation



North elevation



South elevation



- No 1 Sandsdown Close
- proposed new trees to landscape architect's details
- 1.7m - 2.3m high retaining wall between Sandsdown Close and the site

New planting illustrated after c. 5-10 yrs growth

Rev B: 14-5-2018 (Landscape) issued as the latest landscape architect's plan

Rev A: 5-4-2018 (Info) updated as drawing TP-1619 - unit numbers changed, drawing name changed

Notes

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Chancerygate High Wycombe

Title: **Units 6-10**
View from Sandsdown Close

Proj No: **C-167-TP-08**

Date: **9-2017** Scale: **1:200 (A1)** Rev: **B**

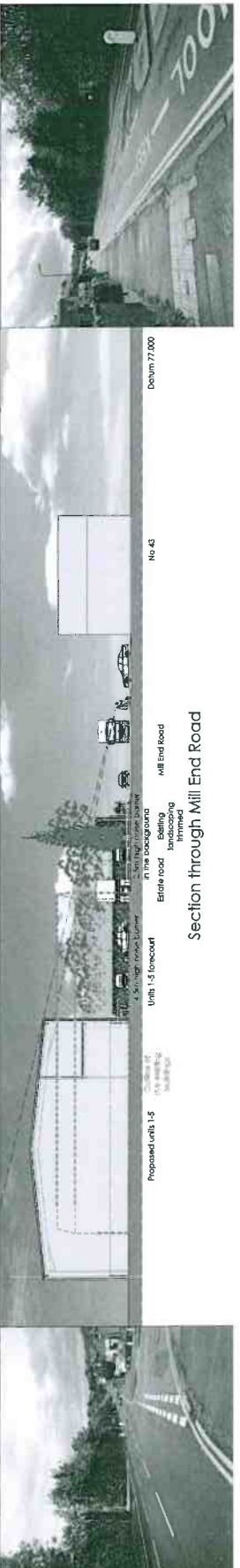
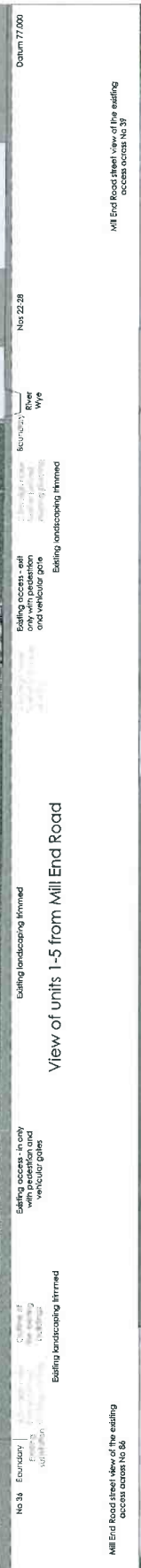
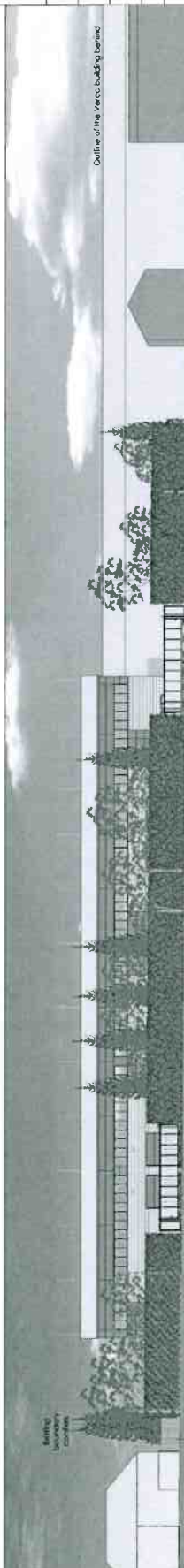
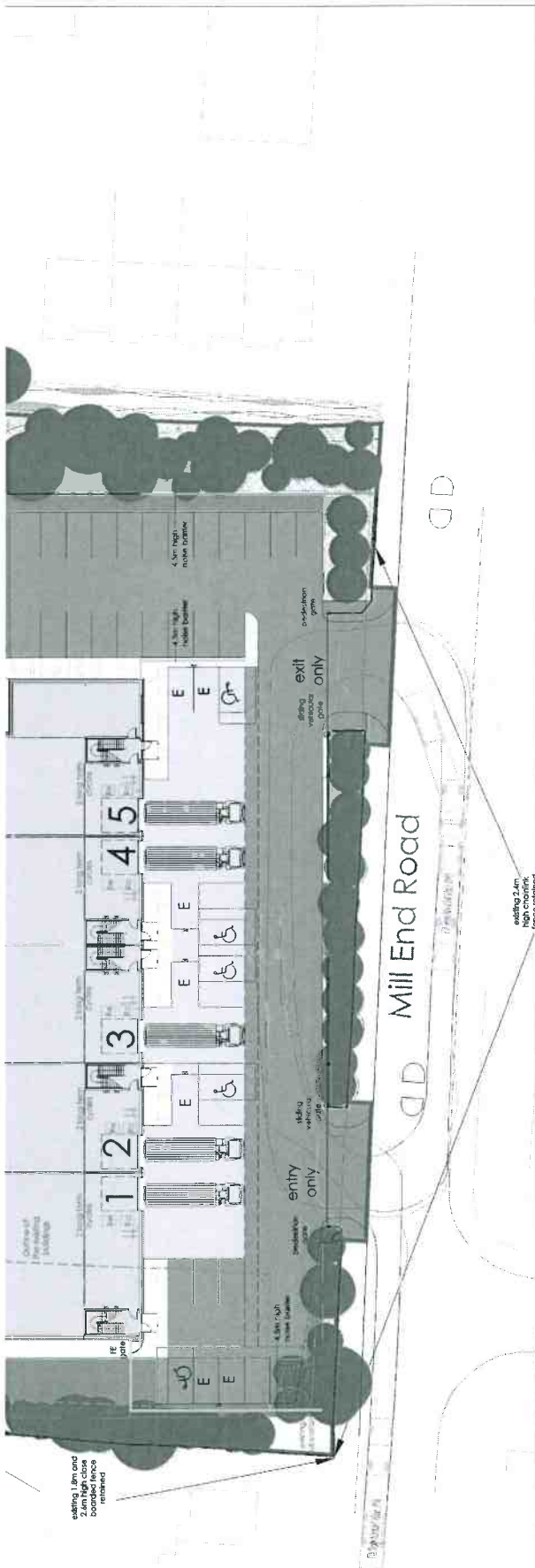
Drawn: [] Checked: [] Planning: []

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London SW14 8PA
Tel: 020 891 2022 Fax: 020 891 2028
E-mail: info@iancking.co.uk
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OGA

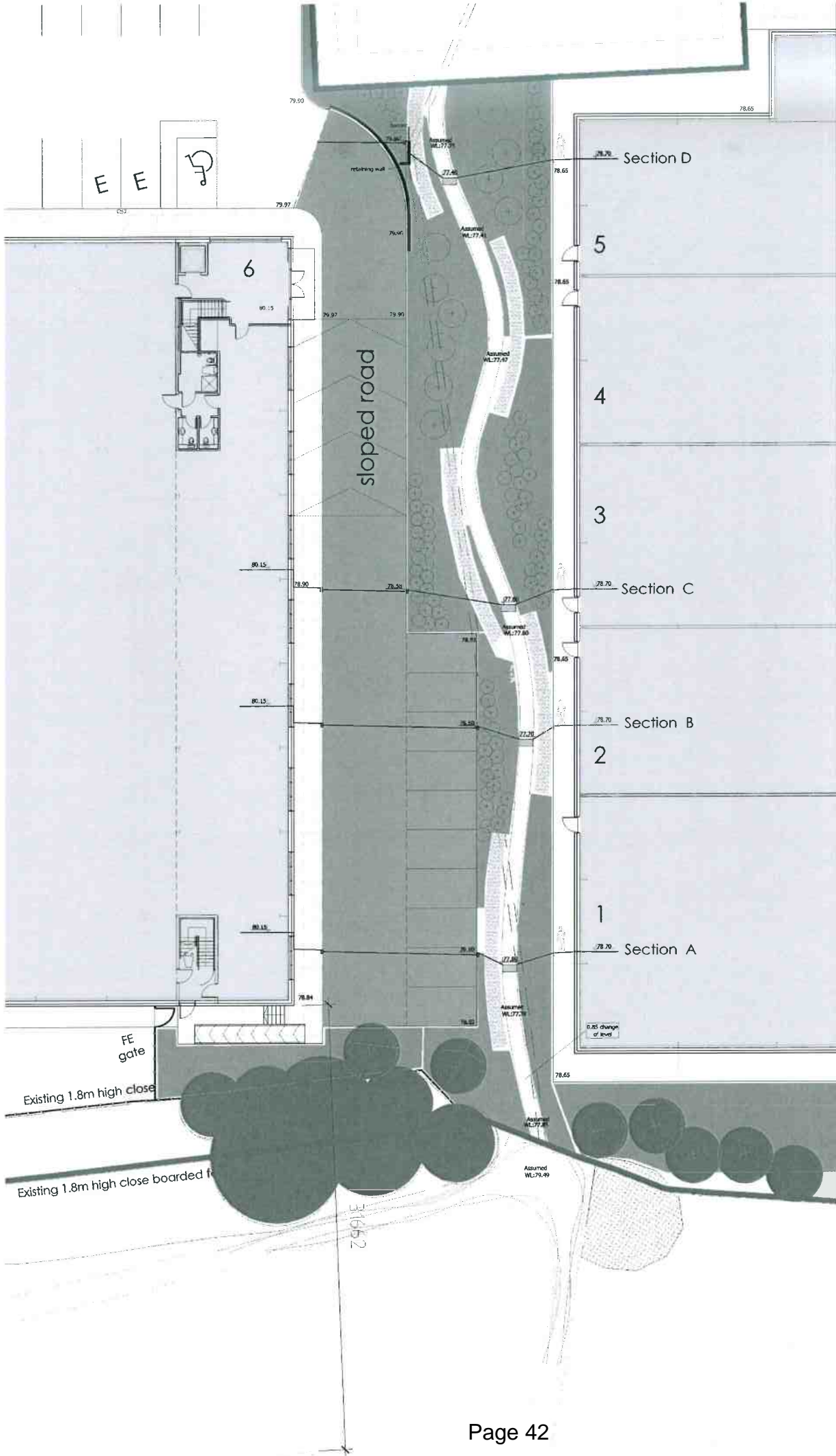
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Notes:
 1. The site is located at the corner of Mill End Road and Chancerygate, High Wycombe, Bucks. The site is bounded to the north by the existing house at No 35, to the south by the existing house at No 79, to the east by the existing house at No 43, and to the west by the existing house at No 56.
 2. The site is currently used as a residential property.
 3. The site is proposed to be developed for residential use.
 4. The site is proposed to be developed for residential use.
 5. The site is proposed to be developed for residential use.
 6. The site is proposed to be developed for residential use.
 7. The site is proposed to be developed for residential use.
 8. The site is proposed to be developed for residential use.
 9. The site is proposed to be developed for residential use.
 10. The site is proposed to be developed for residential use.

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 1. The site is located at the corner of Mill End Road and Chancerygate, High Wycombe, Bucks. The site is bounded to the north by the existing house at No 35, to the south by the existing house at No 79, to the east by the existing house at No 43, and to the west by the existing house at No 56.
 2. The site is currently used as a residential property.
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 10. The site is proposed to be developed for residential use.

Units 1 - 5
 Street scene views
 Date: 11-2017
 Scale: 1:250 (A1)
 Drawn: [Name]
 Checked: [Name]
 Project: [Name]
 IANCKING ASSOCIATES - ARCHITECTS
 11 Parkway, Bicester, Oxfordshire, OX9 1JH
 Tel: 01295 244444
 Fax: 01295 244444
 Email: info@iancking.co.uk
 Website: www.iancking.co.uk
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- Existing tree
- Proposed tree
- Existing planted area
- Proposed plant bed
- Grass area
- Rock mattress retaining structure

For larger scale sections see drawing TP-11

Rev D	
Rev C	
Rev B	
Rev A	10/9/2018 Watercourse amended, add/drop section added

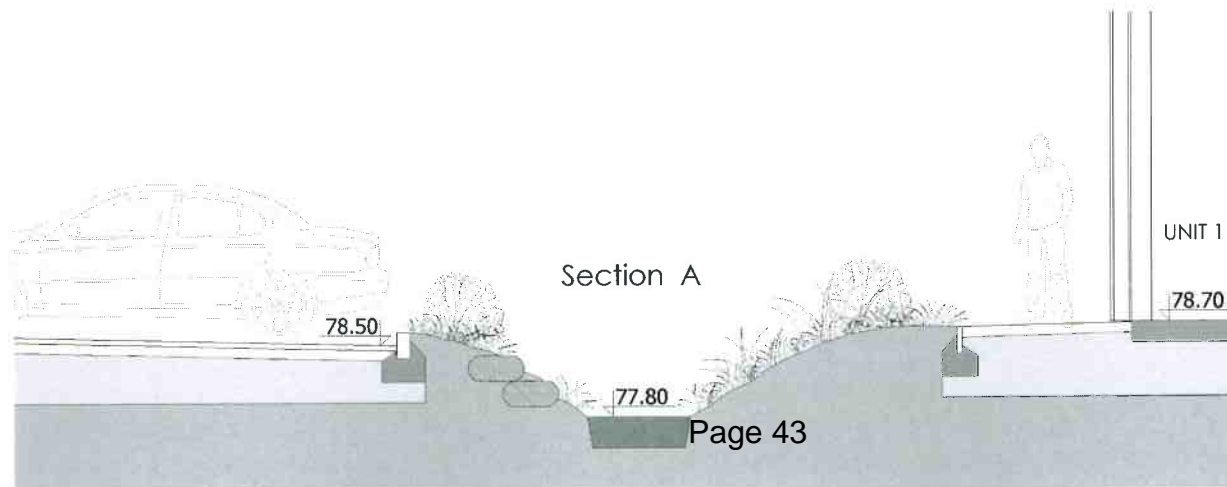
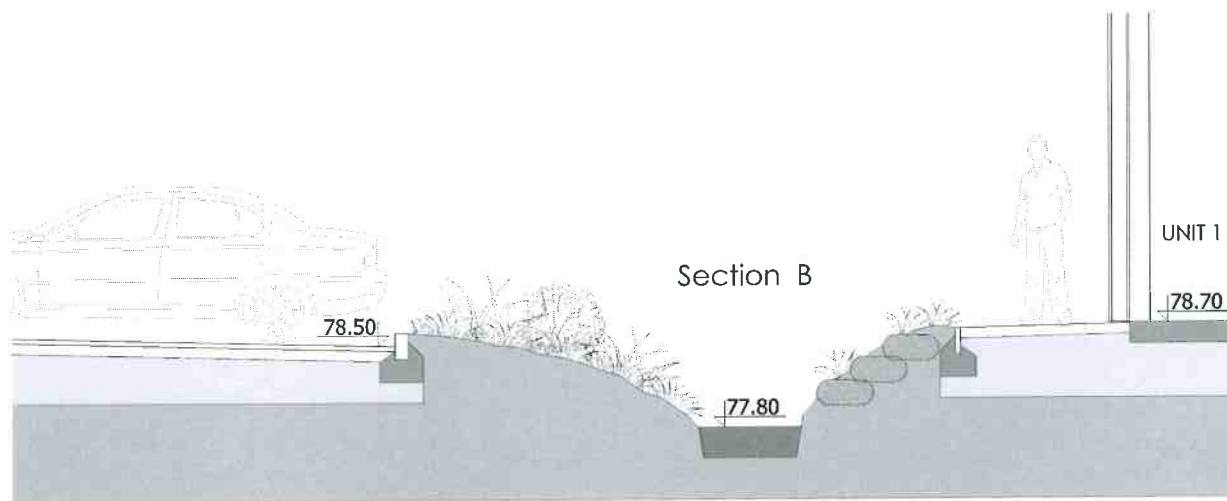
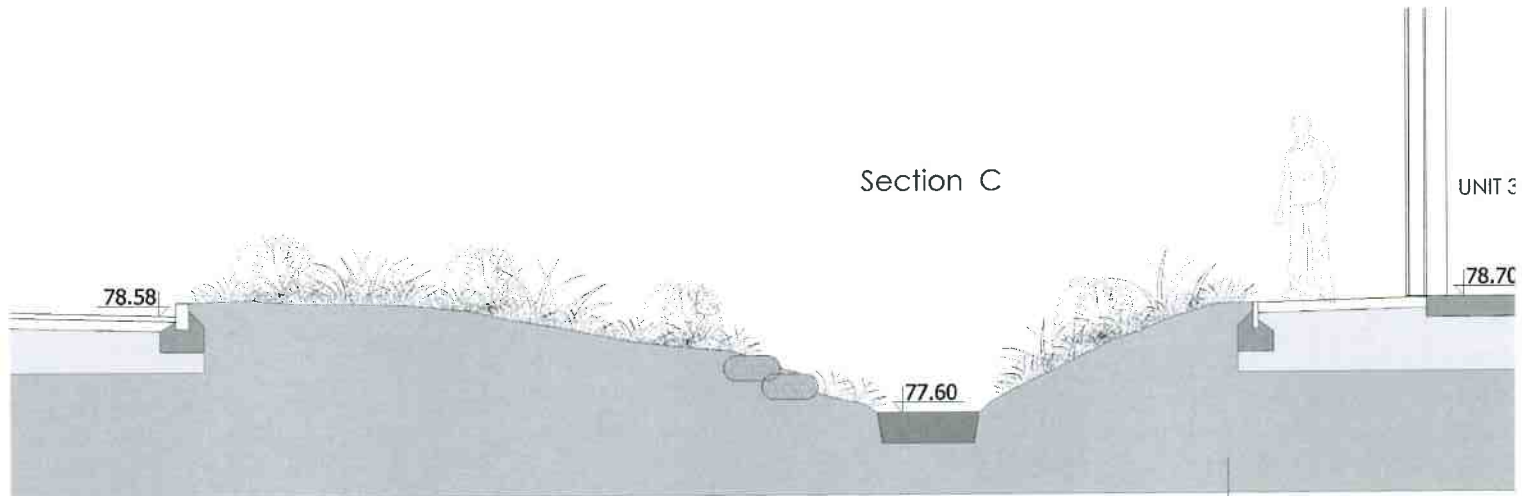
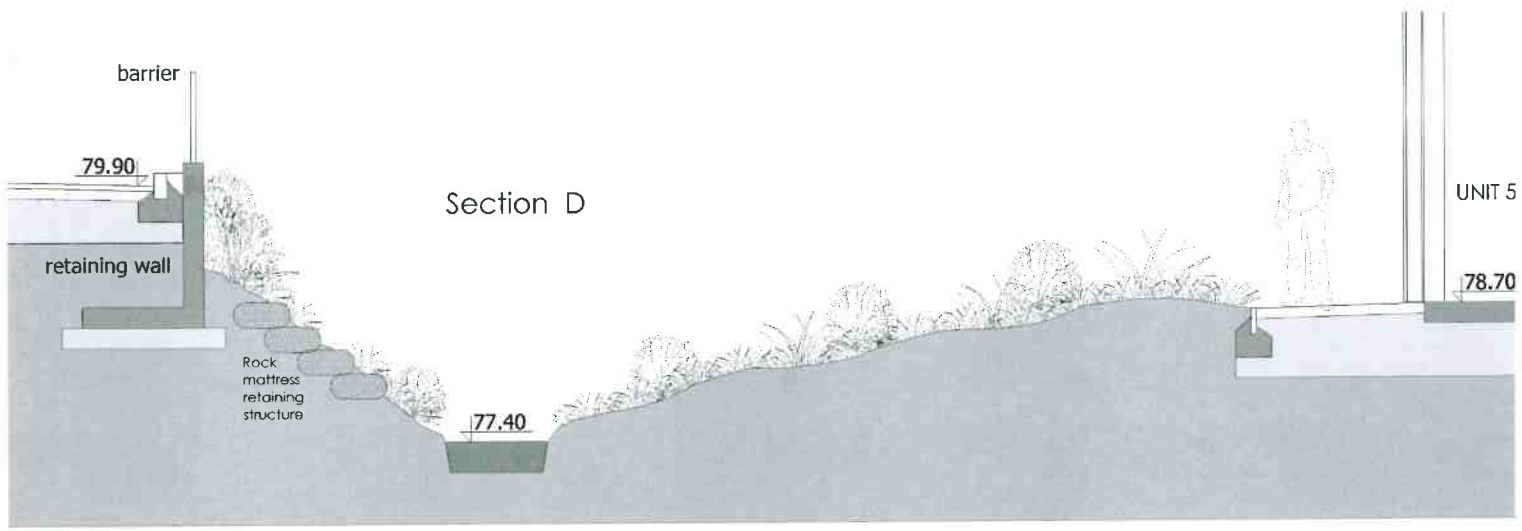
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 Job:

Chancerygate High Wycombe

Title		
Watercourse between units 1-5 & 6 - Sections		
Dwg No C-167-TP-10		
Date 4-2018	Scale 1:125 (A1)	Rev A
Design	Checked	Planned Drawing

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QCA
 Registered Firm



For section locations see drawing TP-10

Rev D	
Rev C	
Rev B	
Rev A	15-5-2018 Additional section added, sections amended

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Job

Chancerygate
High Wycombe

Title

Watercourse between
units 1-5 & 6 - Sections

Draw No

C-167-TP-11

Date

4-2018

Scale

1:25(A1)

Rev

A

Drawn

Checked

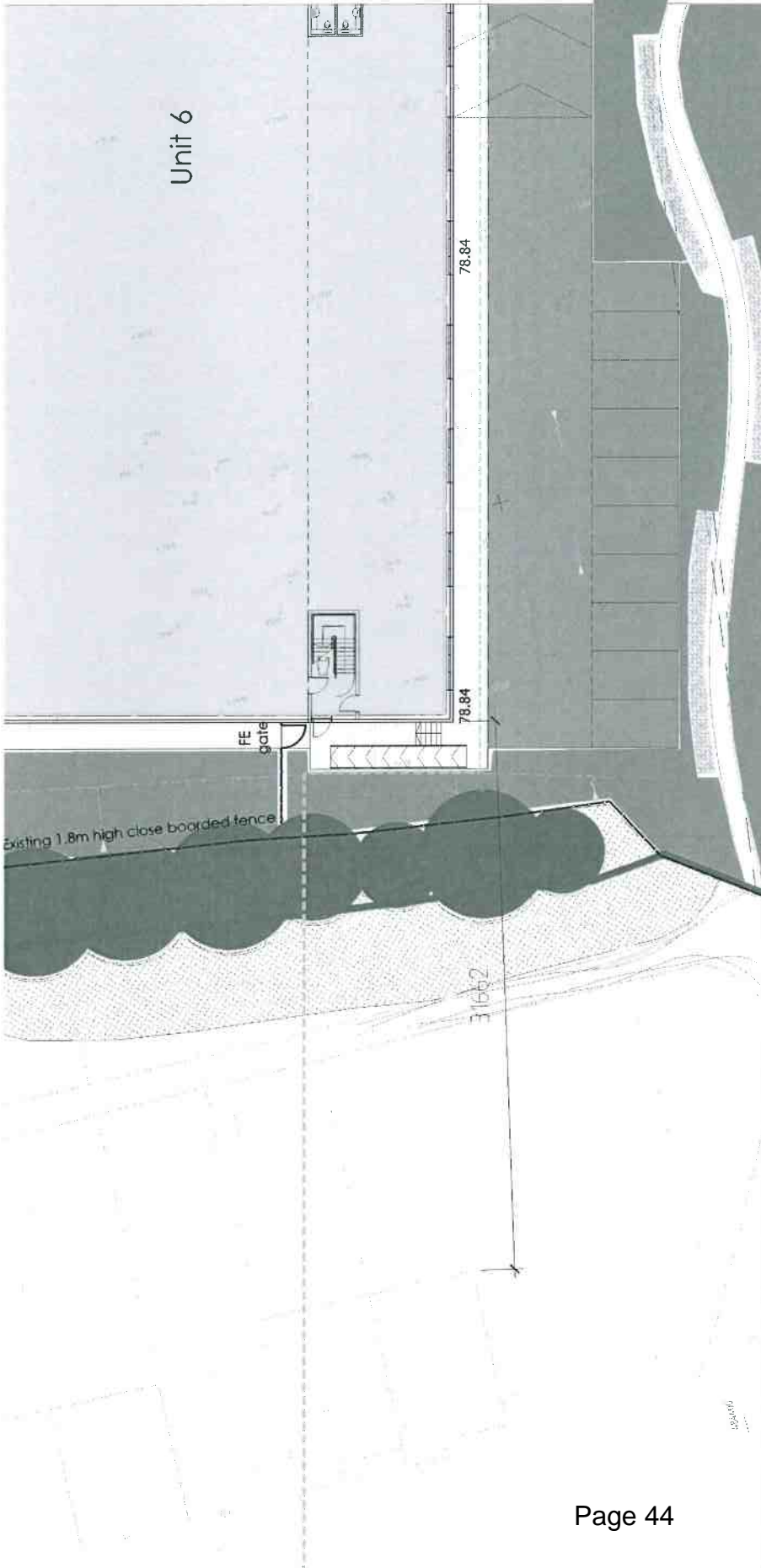
Planning

Drawing

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- Existing tree
- Proposed tree
- ▨ Existing planted area
- ▨ Proposed plant bed
- ▨ Grass area

Section line 1

For section locations see drawing TP-01

Rev. 0

Rev. 1

Rev. 2

Rev. 3

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Chancerygate
High Wycombe

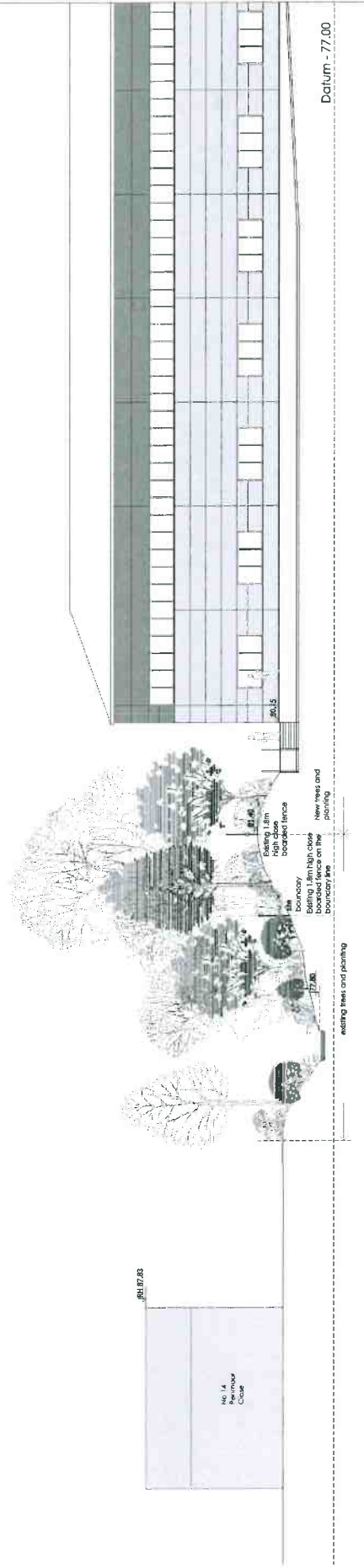
Site section 1

Proj No: C-167-TP-12

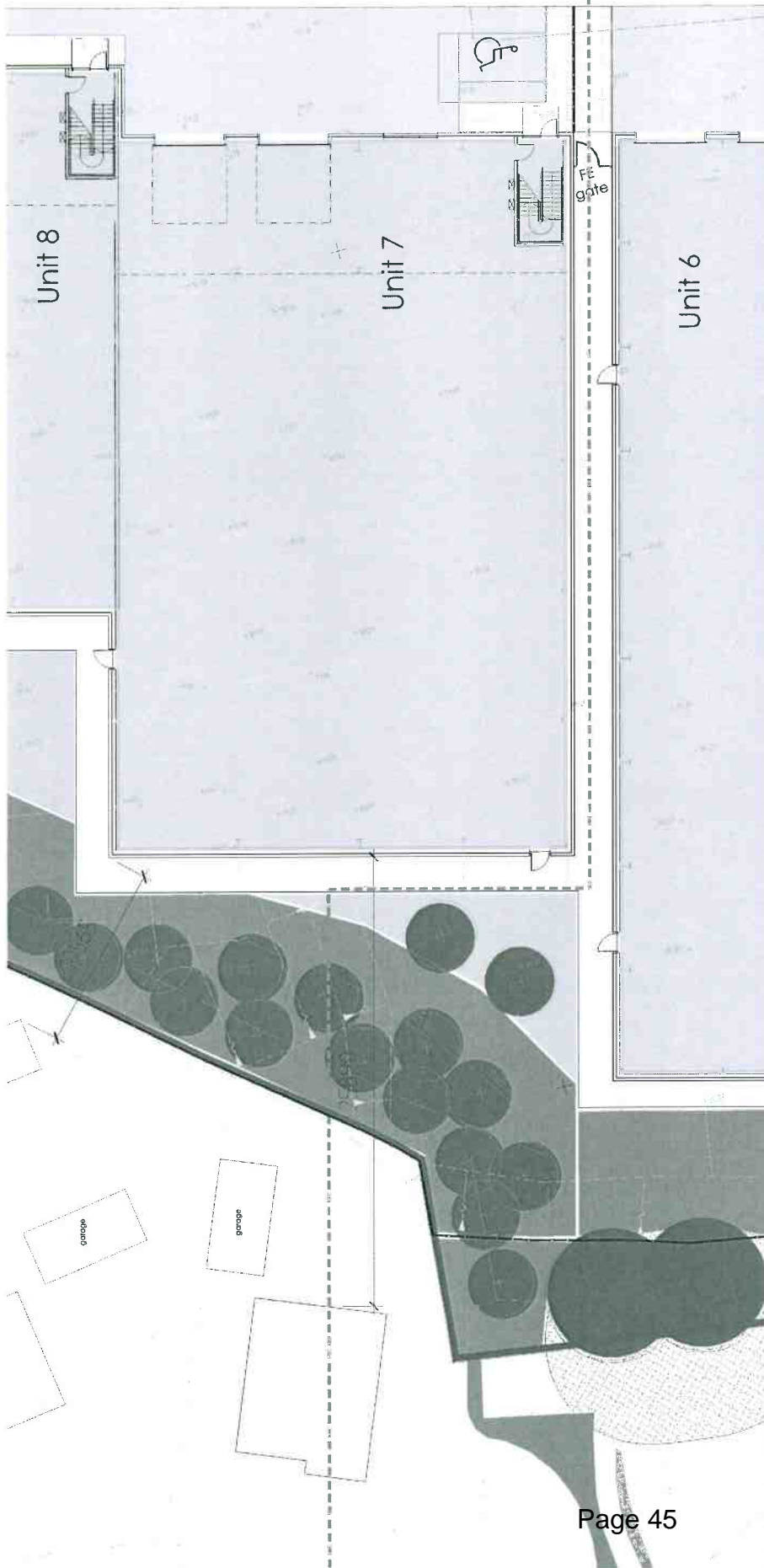
Date: 4-2018 Scale: 1:125 (A1) Rev: -

Drawn: [Name] Checked: [Name] Planning: [Name]

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 Email: info@iancking.co.uk
 Website: www.iancking.co.uk



- Existing tree
- Proposed tree
- Existing planted area
- Proposed plant bed
- Gross area



Section line 2

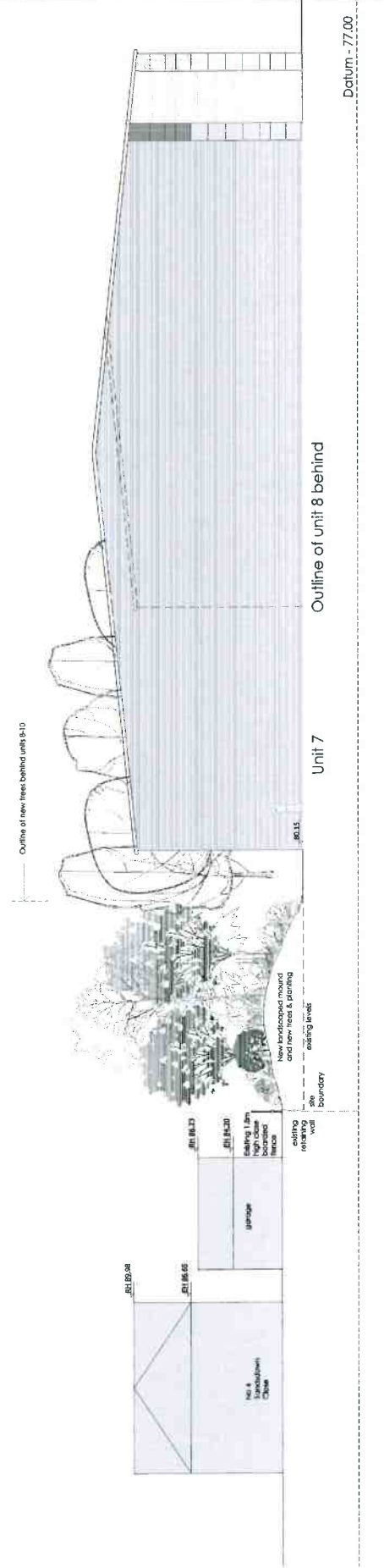
For section locations
see drawing TP-01
New Access, Narrative 310x, 5-10, 5-12, 5-13, 5-14

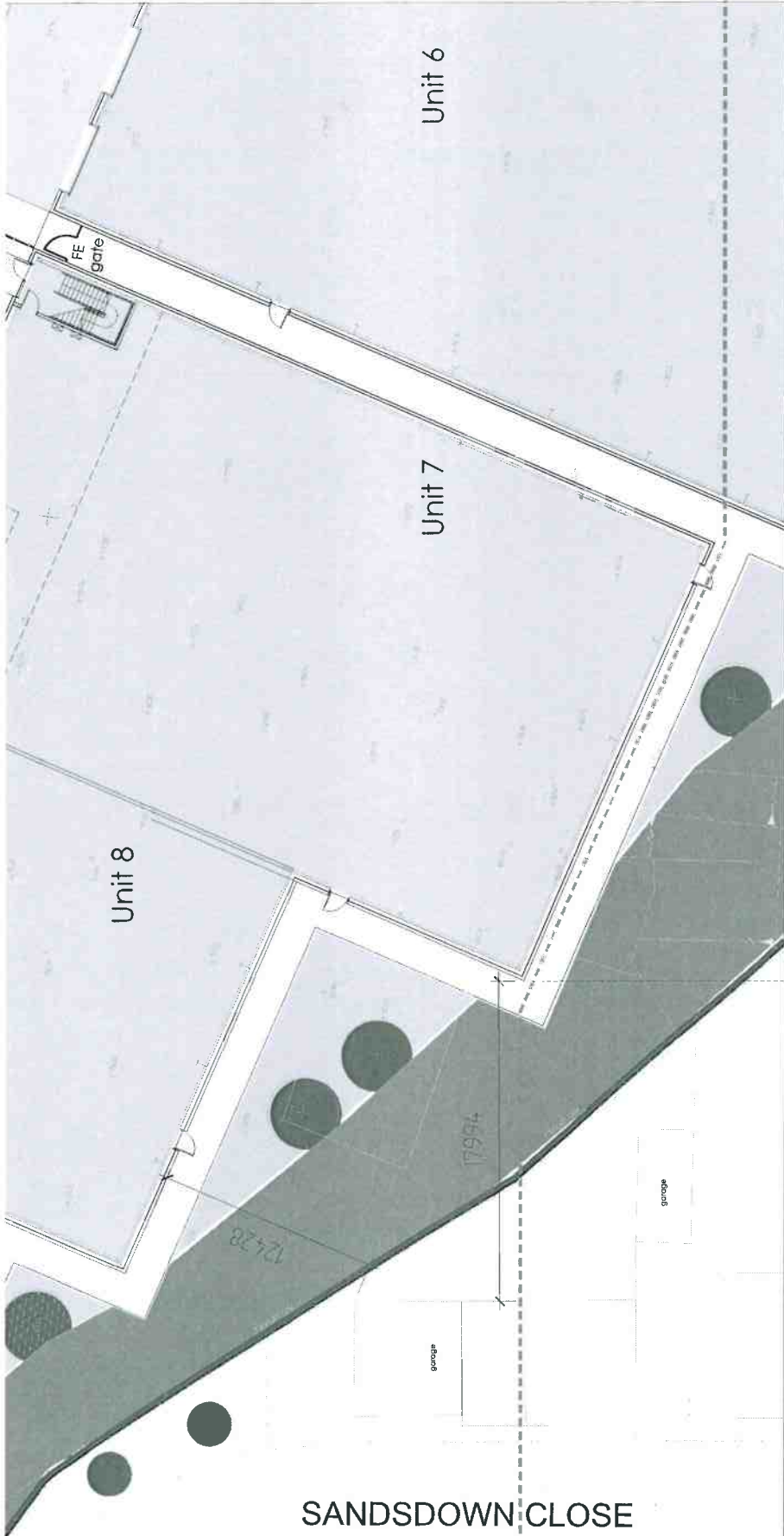
Rev. B
Rev. C
Rev. E
Rev. A

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3/8

Chancerygate
High Wycombe

Title	Site section 2
Draw No	C-167-TP-13
Date	4-2018
Scale	1:125 (A1)
Project	High Wycombe
Client	QGA
Architect	IAN C KING ASSOCIATES - ARCHITECTS
Address	100 High Wycombe Road, High Wycombe, Bucks, HP12 3JG
Phone	0494 234567
Website	www.iancking.co.uk
Rev. A	1:125 (A1)
Rev. B	1:125 (A1)
Rev. C	1:125 (A1)
Rev. D	1:125 (A1)
Rev. E	1:125 (A1)
Rev. F	1:125 (A1)
Rev. G	1:125 (A1)
Rev. H	1:125 (A1)
Rev. I	1:125 (A1)
Rev. J	1:125 (A1)
Rev. K	1:125 (A1)
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Rev. R	1:125 (A1)
Rev. S	1:125 (A1)
Rev. T	1:125 (A1)
Rev. U	1:125 (A1)
Rev. V	1:125 (A1)
Rev. W	1:125 (A1)
Rev. X	1:125 (A1)
Rev. Y	1:125 (A1)
Rev. Z	1:125 (A1)





- Existing tree
- Proposed tree
- Existing planted area
- Proposed plant bed
- Grass area

Section line 3

For section locations see drawing TP-01

New drawing generated after C-167-TP-14

Rev. 5	
Rev. 4	
Rev. 3	
Rev. 2	
Rev. 1	

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Chancerygate
High Wycombe

Site section 3

Drawn: C-167-TP-14

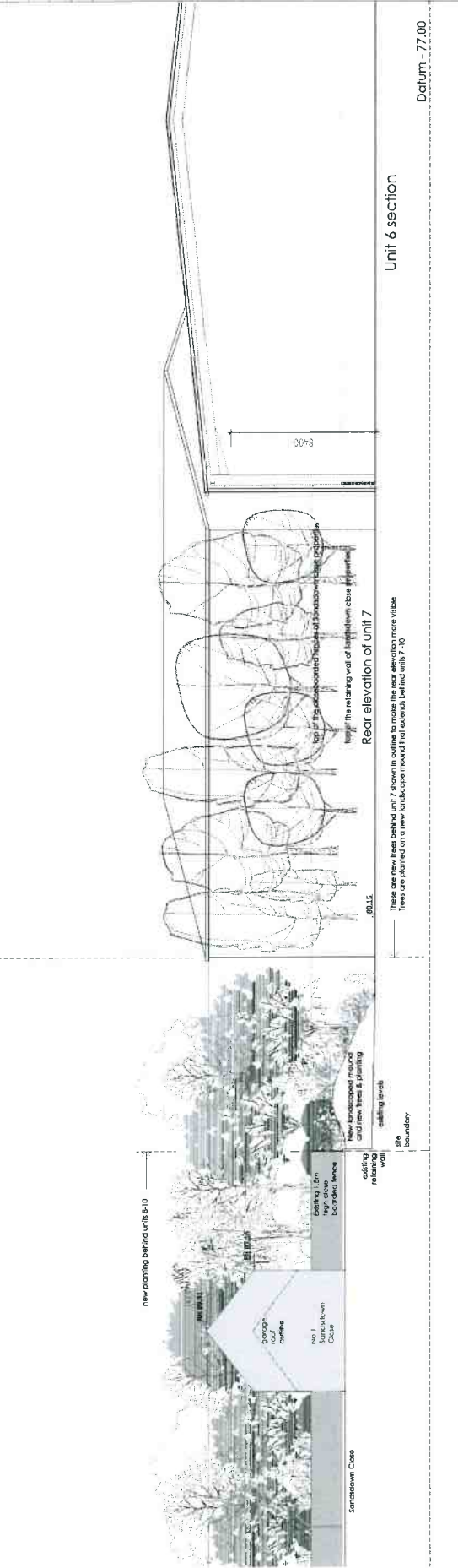
Date: 4-2018 Scale: 1:125 (A1)

Project: Chancerygate

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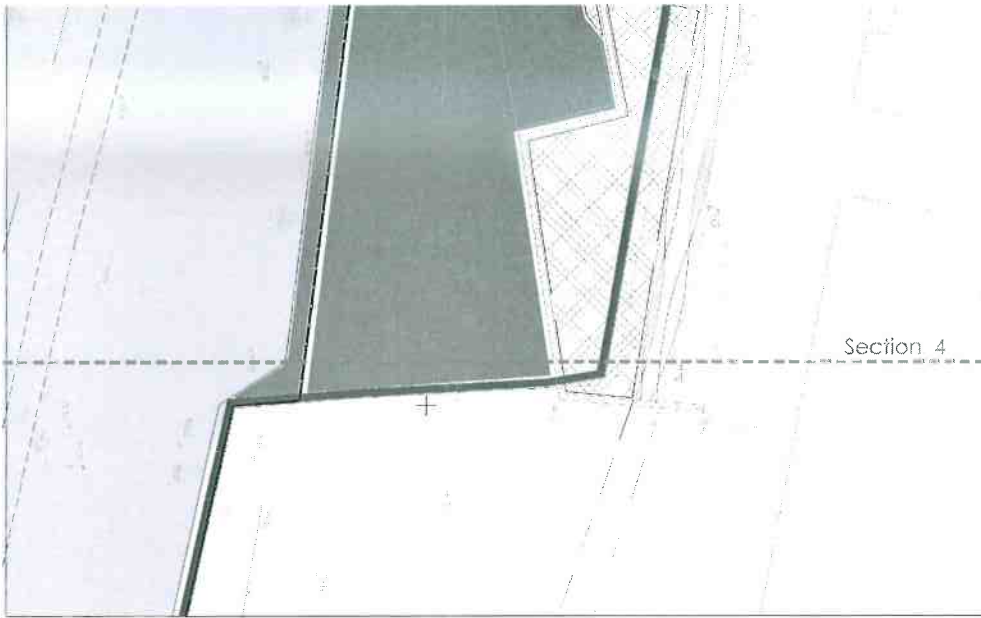
5, 6, 7, Chapel Lane, High Wycombe, Bucks, HP12 3PQ
Tel: 0494 470020 Fax: 0494 470021
Email: ian@iancking.co.uk Website: www.iancking.co.uk

OQA
OQA Quality Assurance
2017 CIPFA ASSOCIATE - PROVIDES EVIDENCE OF COMPLIANCE

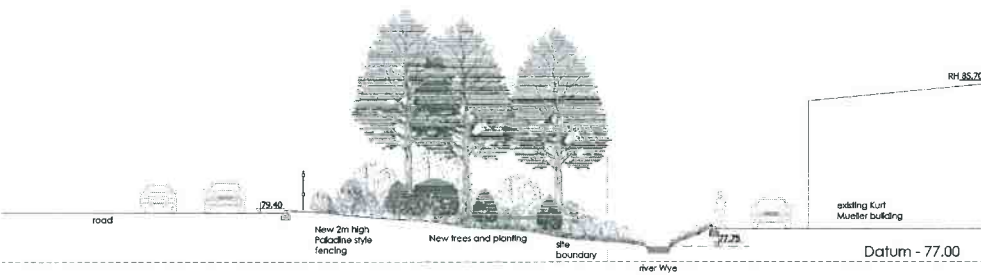


Unit 6 section

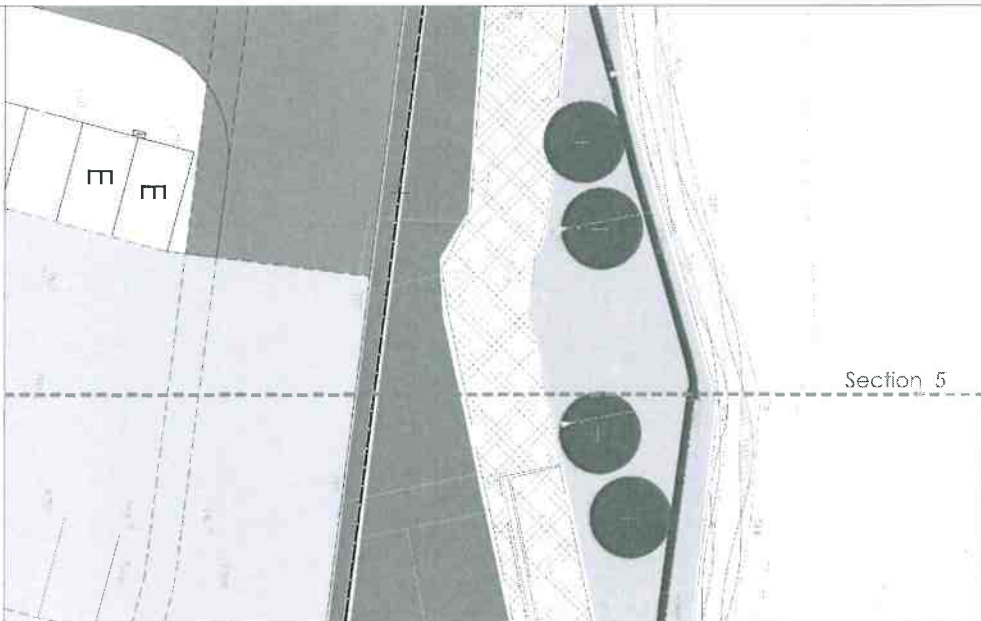
Datum - 77.00



Section 4



Datum - 77.00



Section 5

- Existing tree
- Proposed tree
- Existing planted area
- Proposed plant bed
- Grass area

For section locations see drawing TP-01

New planting illustrated after c. 5-10 yrs growth

Rev D	
Rev C	
Rev B	
Rev A	

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Job
Chancerygate High Wycombe

Title
Site Sections 4 & 5

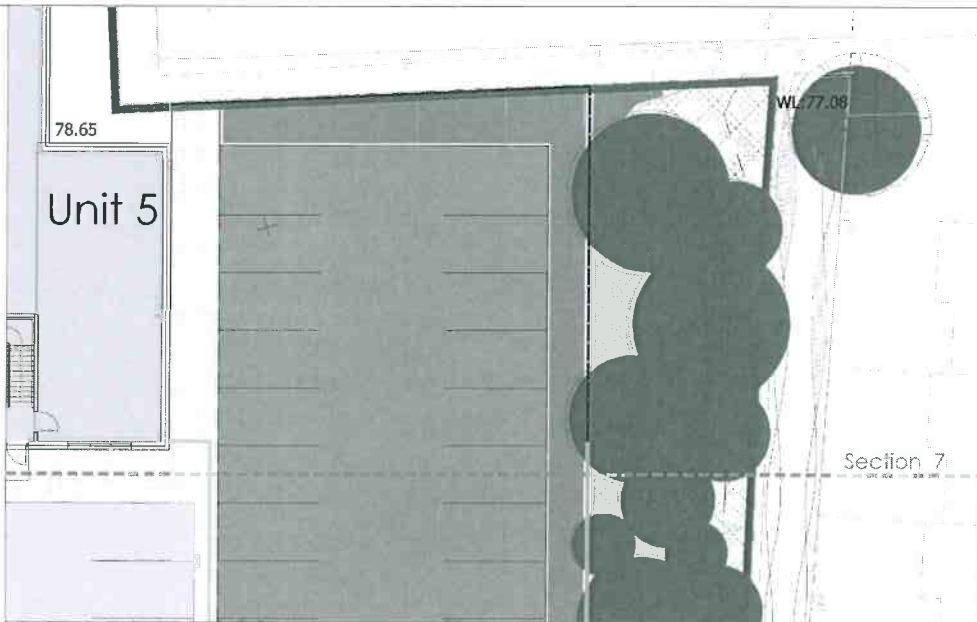
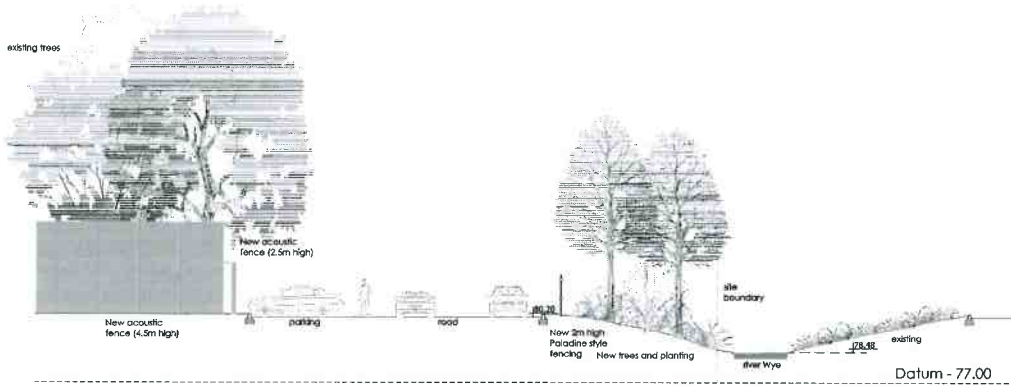
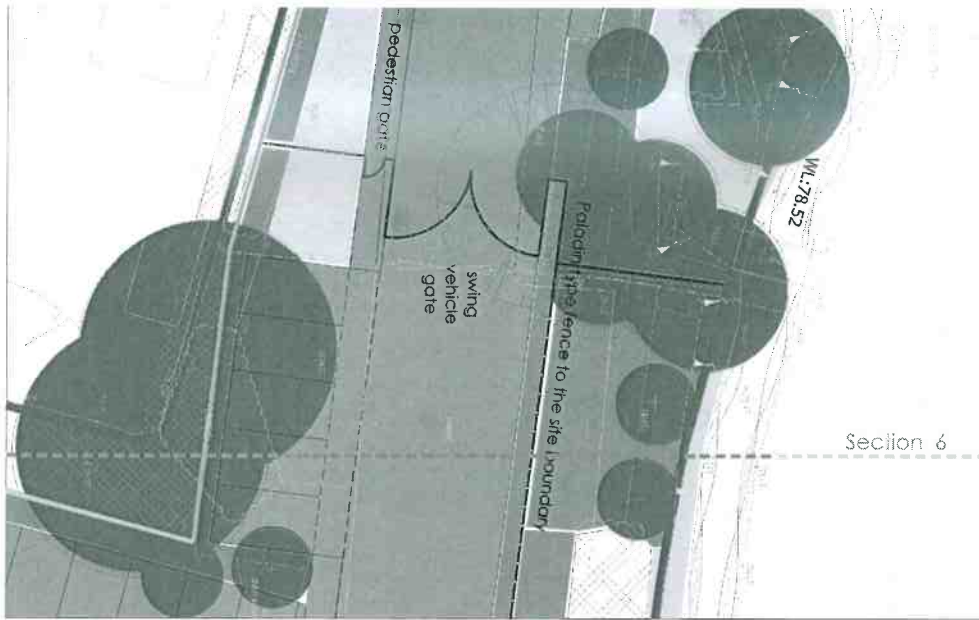
Dwg No
C-167-TP-15

Date
4-2018 Scale **1:125 (A1)** Rev **-**

Drawn
Checked
Planning (checked)

IAN C KING ASSOCIATES - ARCHITECTS

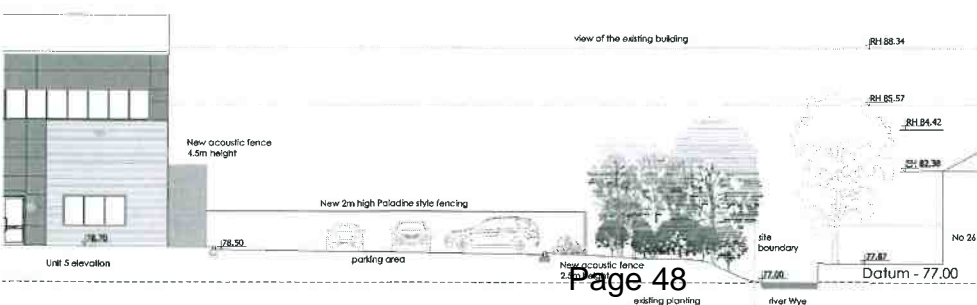
5, St George's Court
131 Putney Bridge Road
London SW15 2PL
Tel: 020 891 2027 Fax: 020 891 2981
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REGISTERED FIRM
IAN C KING Associates - Architects is the trading name of Ian King Ltd



- Existing tree
- Proposed tree
- Existing planted area
- Proposed plant bed
- Grass area

For section locations see drawing TP-01
New planting illustrated after c. 5-10 yrs growth

Rev D
Rev C
Rev B
Rev A



Notes
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1/20
Chancerygate High Wycombe
Site Sections 6 & 7

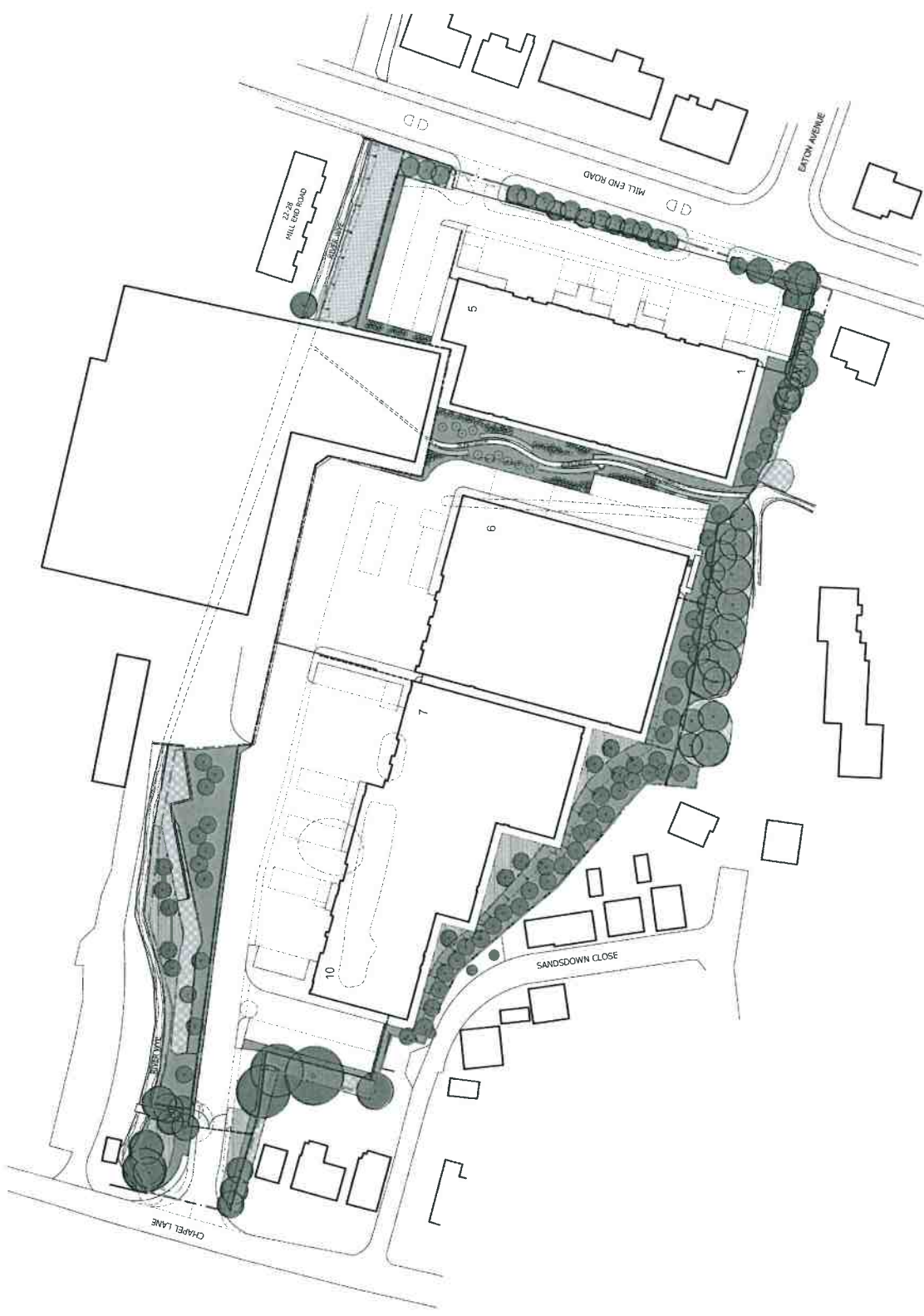
Proj No: C-167-TP-16
Date: 4-2018 Scale: 1:125 (A1) Rev: -
Prep: [] Checked: [] Planning: [] Drawing: []

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REGISTERED FIRM
IAN C KING Associates is a member of the Institute of Architects in the United Kingdom



0 5 10 20
metres

- EXISTING TREE
- TREE VEGETATION TO BE REMOVED
- PROPOSED TREE
- EXISTING PLANTED AREA
- PROPOSED PLANT BED
- GRASS AREA
- ROOF MATTRISS



Chancerygate

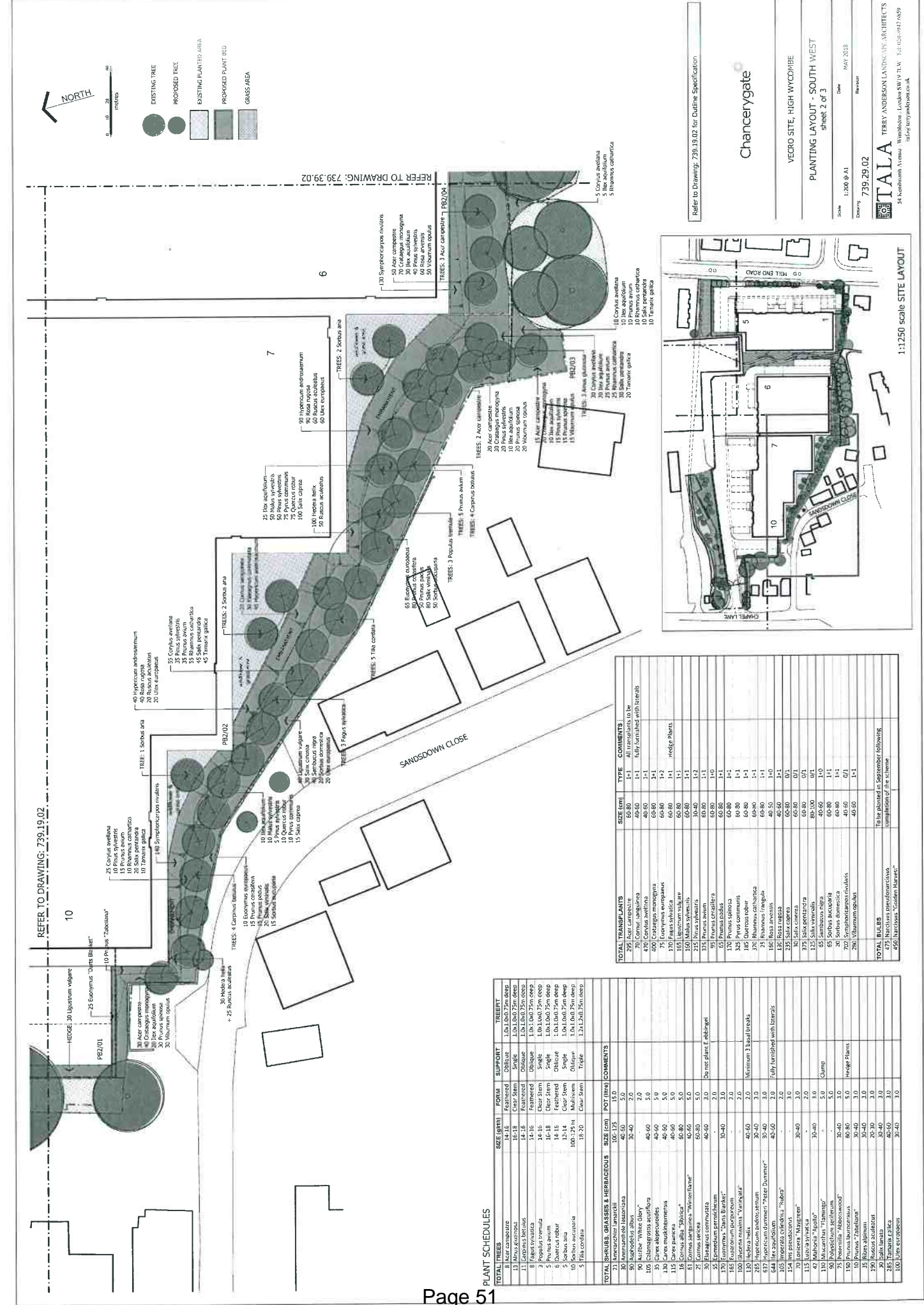
VECCO SITE, HIGH WYCOMBE

LANDSCAPE LAYOUT

Scale 1:500 @ A1
 Drawing 739.10.03

Date MAY 2018
 Revision

ATA TERRY ANDERSON LANDSCAPE ARCHITECTS
 54, Lechliffe Avenue, Weymouth, Dorset, UK. TEL: 01305 9017 889
 info@terryanderson.co.uk



REFER TO DRAWING: 739.19.02

10

REFER TO DRAWING: 739.19.02

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REFER TO DRAWING: 739.19.02

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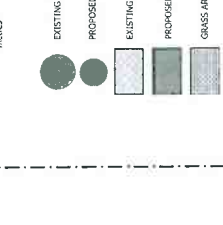
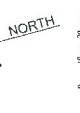
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REFER TO DRAWING: 739.39.02

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SANDSDOWN CLOSE

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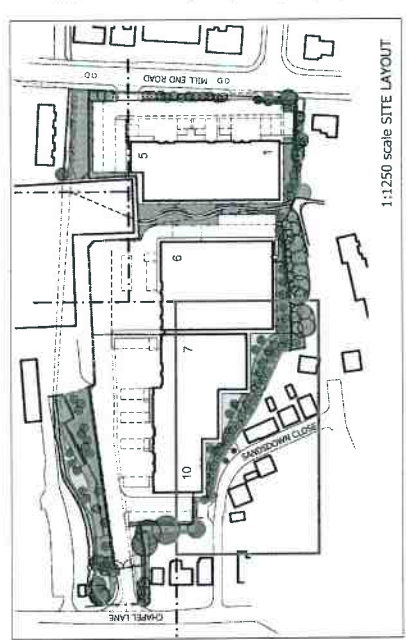
SANDSDOWN CLOSE

SANDSDOWN CLOSE

TOTAL TREES	SIZE (qini)	FORM	SUPPORT	TREETYP
8 Acer campestre	14-16	Feathered	Delicate	1.0x1.0x0.75m deep
15 Acer platanoides	18-18	Clap-stem	Single	1.0x1.0x0.75m deep
3 Fagus sylvatica	14-16	Feathered	Delicate	1.0x1.0x0.75m deep
3 Populus tremula	14-16	Clap-stem	Single	1.0x1.0x0.75m deep
5 Prunus avium	16-18	Clap-stem	Single	1.0x1.0x0.75m deep
5 Quercus robur	14-16	Feathered	Delicate	1.0x1.0x0.75m deep
5 Sorbus aria	100-25m	Clap-stem	Single	1.0x1.0x0.75m deep
1 Tilia cordata	18-20	Clap-stem	Triple	1.2x1.2x0.75m deep
TOTAL SHRUBS, GRASSES & HERBACEOUS	SIZE (cm)	PCT (lira)	COMMENTS	
30 Anemone hepatica	40-60	3.0		
90 Aspidistra albata	30-40	2.0		
90 Aucuba 'White Glory'	40-60	5.0		
100 Calceolaria scutiflora	40-60	5.0		
30 Carex aboriginis	40-60	5.0		
132 Carex panicea	40-60	5.0		
18 Cornus alba 'Sibirica'	60-80	5.0		
61 Cornus sanguinea 'Winter Flame'	40-60	5.0		
25 Cornus sericea	60-80	5.0		
50 Echinops ritro	40-60	2.0		
50 Echinops ritro	40-60	2.0		
170 Eranthis 'Barns Banks'	30-40	3.0		
182 Eranthis 'Barns Banks'	30-40	3.0		
180 Eranthis 'Barns Banks'	30-40	3.0		
120 Hedera helix 'Algerianum'	40-60	2.0		
120 Hedera helix 'Algerianum'	40-60	2.0		
644 Ilex aquifolium 'Winter Duncannon'	40-60	3.0		
105 Impatiens cylindrica 'Huber'	40-60	2.0		
15 Ilex pedunculata	30-40	3.0		
10 Ilex pedunculata	30-40	3.0		
10 Ilex pedunculata	30-40	3.0		
110 Mahoea 'Koolah'	30-40	3.0		
110 Mahoea 'Koolah'	30-40	3.0		
50 Polystichum poliferum	30-40	5.0		
75 Potentilla 'Hollowood'	30-40	3.0		
10 Prunus 'Zabulana'	30-40	3.0		
10 Prunus 'Zabulana'	30-40	3.0		
10 Prunus 'Zabulana'	30-40	3.0		
20 Salix laetevirens	20-30	3.0		
20 Salix laetevirens	20-30	3.0		
120 Salix laetevirens	20-30	3.0		
120 Salix laetevirens	20-30	3.0		

PLANT SCHEDULES

TOTAL TRANSPLANTS	SIZE (cm)	TYPE	COMMENTS
295 Acer campestre	60-80	1-1	All transplants to be fully furnished with lateral
70 Cornus sanguinea	40-60	1-1	
600 Cornus sibirica	60-80	1-1	
75 Eucalyptus nitens	60-80	1-2	Hedge plants
170 Fagus sylvatica	60-80	1-1	
165 Ligustrum vulgare	60-80	1-1	
120 Malus sylvestris	60-80	1-1	
515 Prunus avium	60-80	1-1	
95 Prunus cerasifera	60-80	1-1	
170 Prunus spinosa	60-80	1-1	
120 Pyrus communis	60-80	1-1	
120 Rhamnus cathartica	60-80	1-1	
181 Rosa arvensis	40-50	1-0	
135 Rosa rugosa	40-50	1-1	Fully furnished with lateral
340 Salix caprea	60-80	0/1	
125 Salix pentandra	60-80	0/1	
125 Salix pentandra	60-80	0/1	
50 Sambucus nigra	40-50	1-0	
50 Sambucus nigra	40-50	1-1	
200 Symplocos turgida	40-50	0/1	
280 Viburnum opulus	40-50	1-1	
TOTAL BALBS			To be planted in September following completion of the scheme
450 Narcissus 'Golden Harvest'			



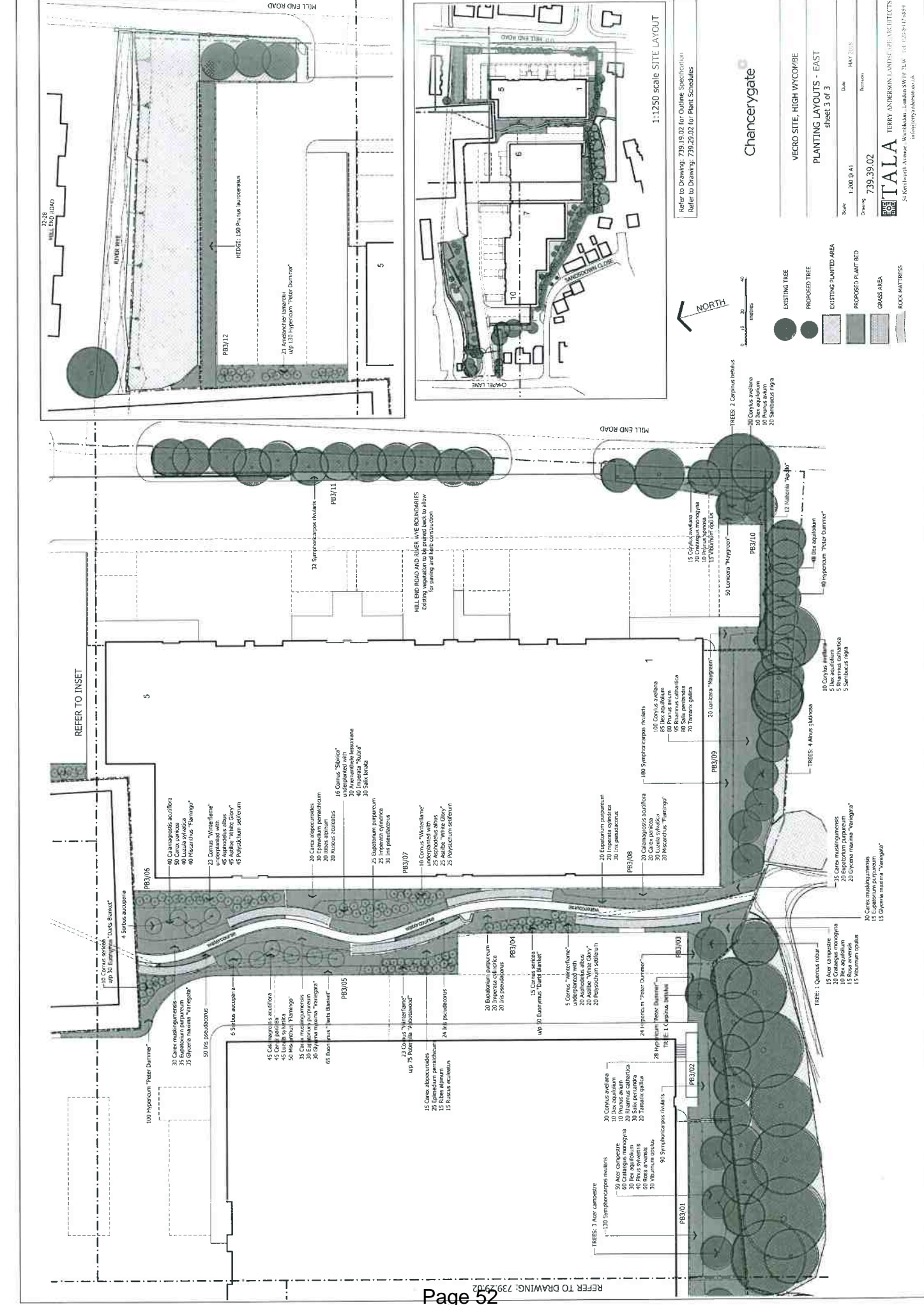
1:1250 scale SITE LAYOUT

Chancerygate

VEGRO SITE - HIGH WYCOMBE
PLANTING LAYOUT - SOUTH WEST
sheet 2 of 3

Scale 1:200 @ A1
Drawing 739.29.02
Date MAY 2018
Sheet

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 info@talyanderson.co.uk

Agenda Item 6.

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
Target date for Decision 02/03/18

1. Summary

- 1.1. Retrospective planning permission is sought for the retention of wooden gates adjacent to the highway. The Planning Committee have previously considered this application at Planning Committee on 25 April 2018.
- 1.2. Following a discussion on the merits of the application and having weighed and balanced all the relevant issues, the Committee reached the view that the gates would not result in demonstrable harm to the Chilterns AONB or street scene in terms of its design or visual impact, contrary to their officers' advice.
- 1.3. The Planning Committee resolved that they were minded to approve the application and so it was deferred to allow for public speaking.

2. The Application

- 2.1. This application was first considered at Planning Committee on 25 April 2018. The application was recommended for refusal by officers and the report to the Committee, setting out in full the issues and considerations, is attached as an appendix to that report.
- 2.2. The application was the subject of a Committee site visit prior to the meeting. During the debate at the meeting members considered the design and appearance of the gates, incidence of other similar developments in the area (although it was noted that the majority of these did not have either deemed nor express planning permission), the character of the area, and the impact of the gates on the character and appearance of the area, with reference to its location in the Chilterns AONB.
- 2.3. Paragraph 115 of the National Planning Policy Framework (NPPF) requires great weight to be given to conserving landscape and scenic beauty in the AONB, which has the highest status of protection in relation to landscape and scenic beauty. Section 85 of the Countryside and Rights of Way Act 2000 (CROW) places a legal duty on the Council:

“In exercising or performing any functions in relation to, or so as to affect, land in an Area of Outstanding Natural Beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.”
- 2.4. Having regard to these statutory duties and notwithstanding the guidance within the Chilterns Building Design Guide, the committee reached the view that the gates were of a satisfactory design and appearance and in this instance were not visually obtrusive in the street scene and as such did not result in demonstrable harm either to the natural beauty and traditional character of the AONB, or to the character and appearance of the street scene.
- 2.5. Members voted in favour of the motion that the Committee was minded to approve the application in contravention of the advice set out in the Chilterns Building Design

Guide as the gates conserved the special character and appearance of the Area of Outstanding Natural Beauty (AONB) and did not impact adversely on the street scene in this location. So in accordance with the constitution the application was deferred to allow those objecting the opportunity for public speaking at a future meeting.

Weighing and balancing of issues – overall assessment

- 2.6. 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.
- 2.7. 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
- 2.8. As set out above in weighting and balancing the issues the Planning Committee resolved that the development would accord with the development plan.

Recommendation: Minded to Grant - Unconditional Permission

Agenda Item 6. Appendix A

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.

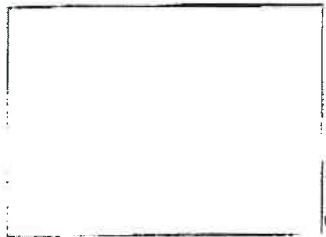
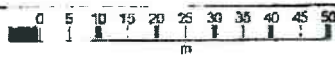
17/08264/FUL

Scale 1/1250

PLANNING APPLICATIONS
25 APR 2018
COMMITTEE



PLANNING APPLICATIONS
 25 APR 2018
 COMMITTEE



— LOCATION OF GATES

WDCI



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

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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 (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

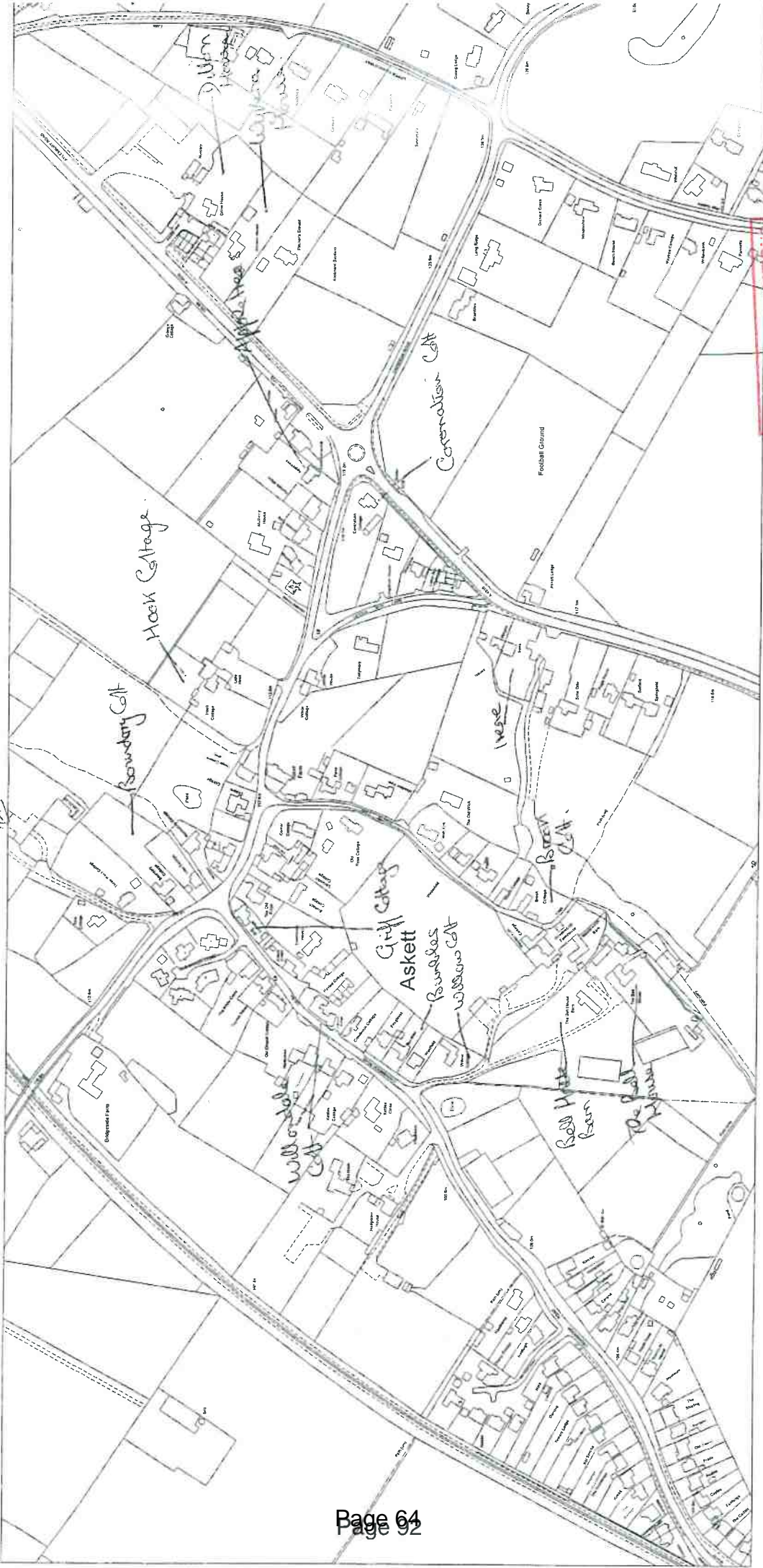
05/05763/FUL - Demolition of attached annexe, study, utility & workshop barn & construction of two storey side extensions, single storey rear extension, associated internal & external alterations & renovation of old granary to form garden store

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)

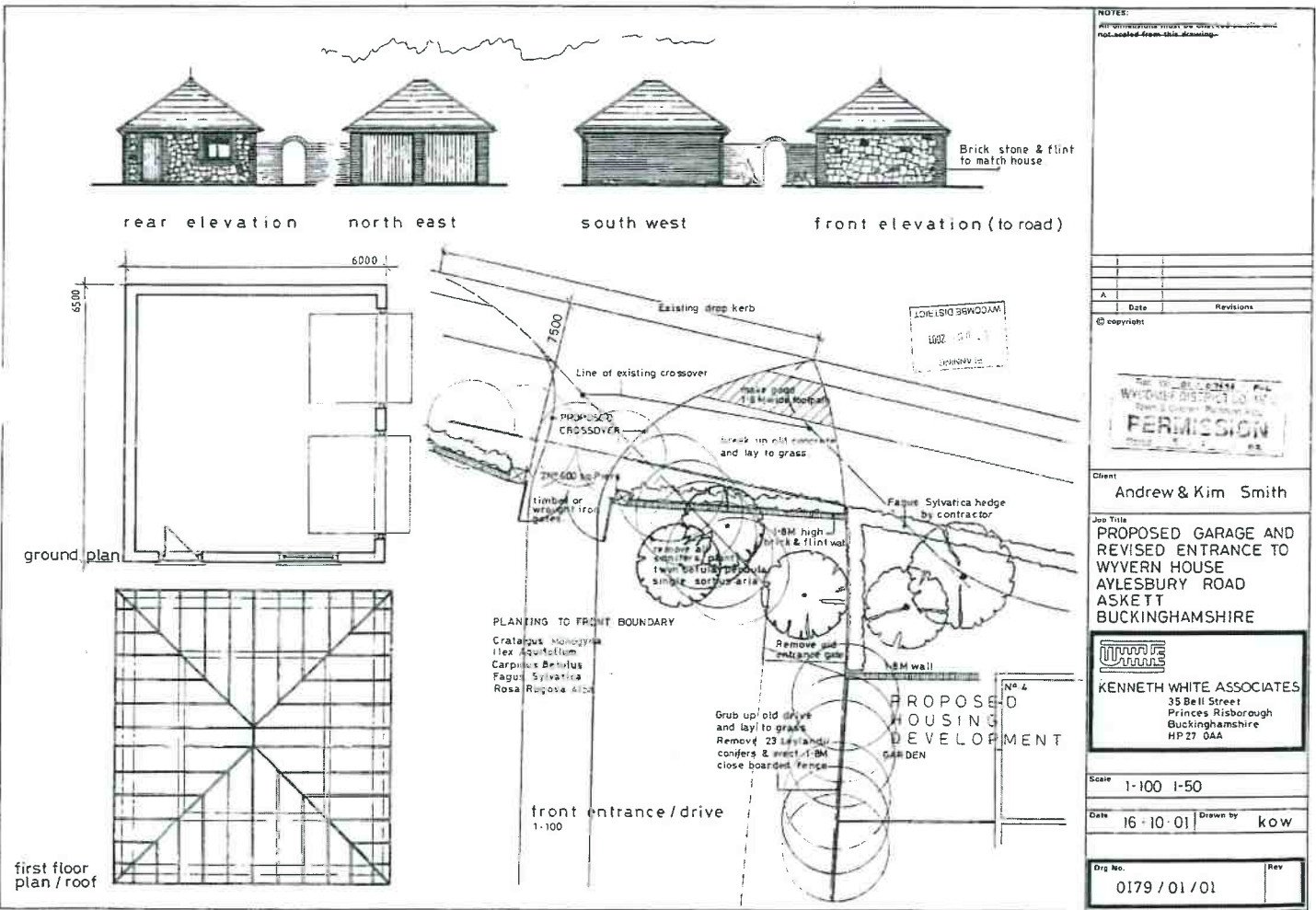


Tae Cribbins



PLANNING APPLICATIONS
25 APR 2018
COMMITTEE

PLANNING APPLICATIONS
 25 APR 2018
 COMMITTEE



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

A	Date	Revisions

© copyright

PERMISSION

Client: Andrew & Kim Smith

Job Title: PROPOSED GARAGE AND REVISED ENTRANCE TO WYVERN HOUSE AYLESBURY ROAD ASKE T T BUCKINGHAMSHIRE

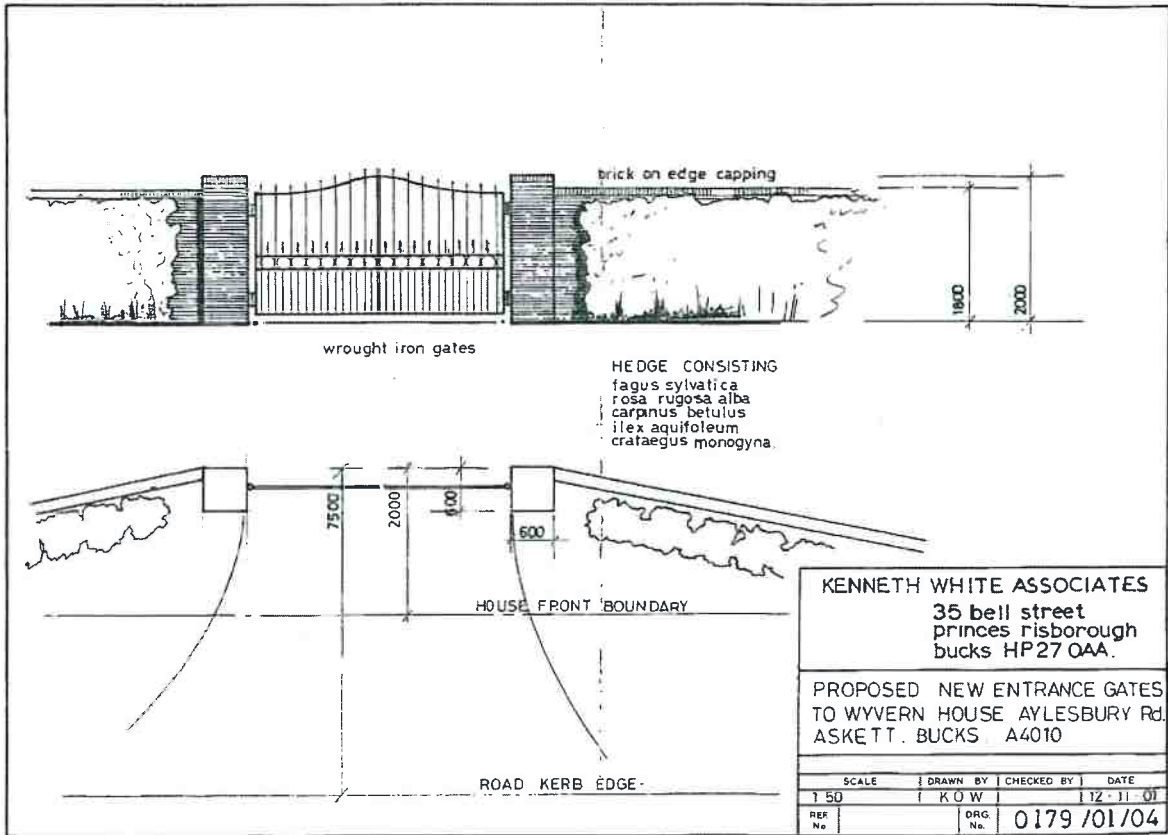
Kenneth White Associates
 35 Bell Street
 Princes Risborough
 Buckinghamshire
 HP 27 0AA

Scale: 1-100 1-50

Date: 16-10-01 | Drawn by: kow

Org No.: 0179 / 01 / 01 | Rev:

PLANNING APPLICATIONS
 25 APR 2018
 COMMITTEE

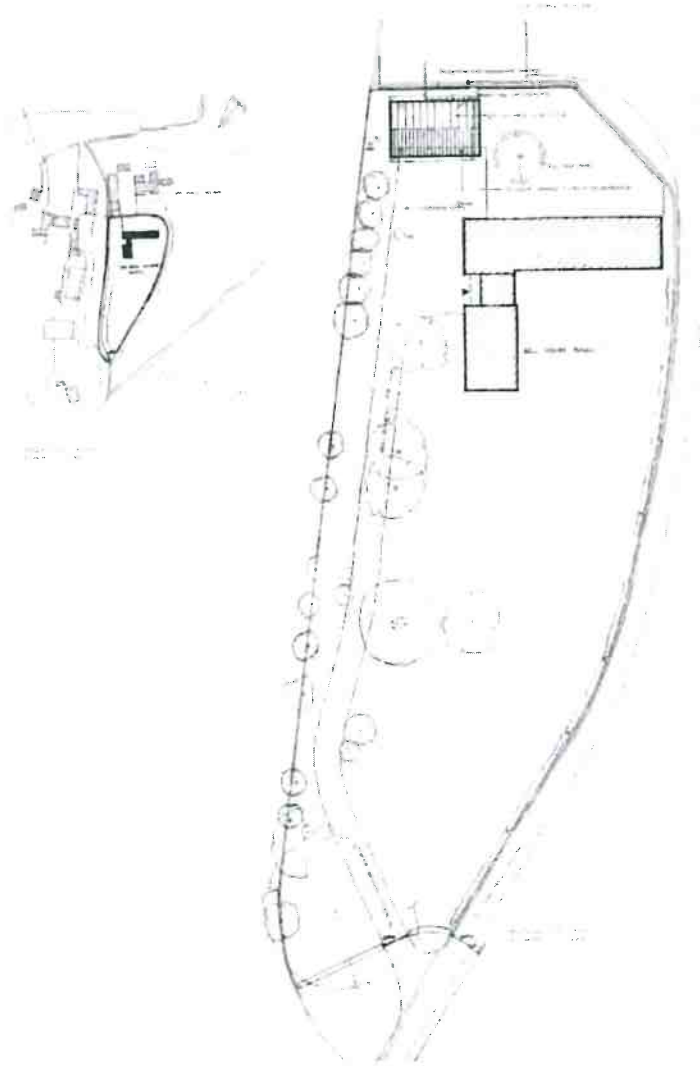


Ref: W/01/07696/Full
 WYCOMBE DISTRICT COUNCIL
 Town & Country Planning Acts
PERMISSION
 Dated: 9/1/02

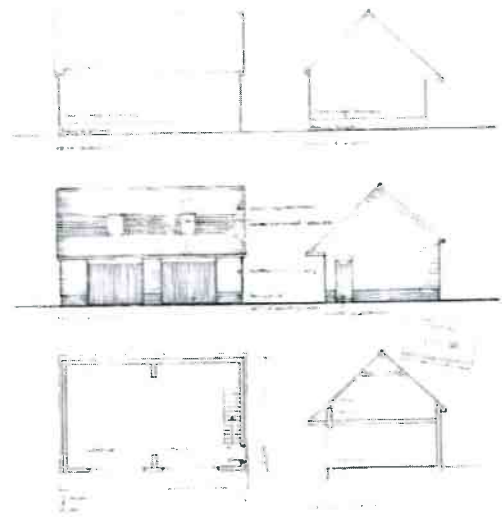
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 WYCOMBE DISTRICT


09/06/2018/PA

PLANNING APPLICATIONS
25 APR 2018
COMMITTEE



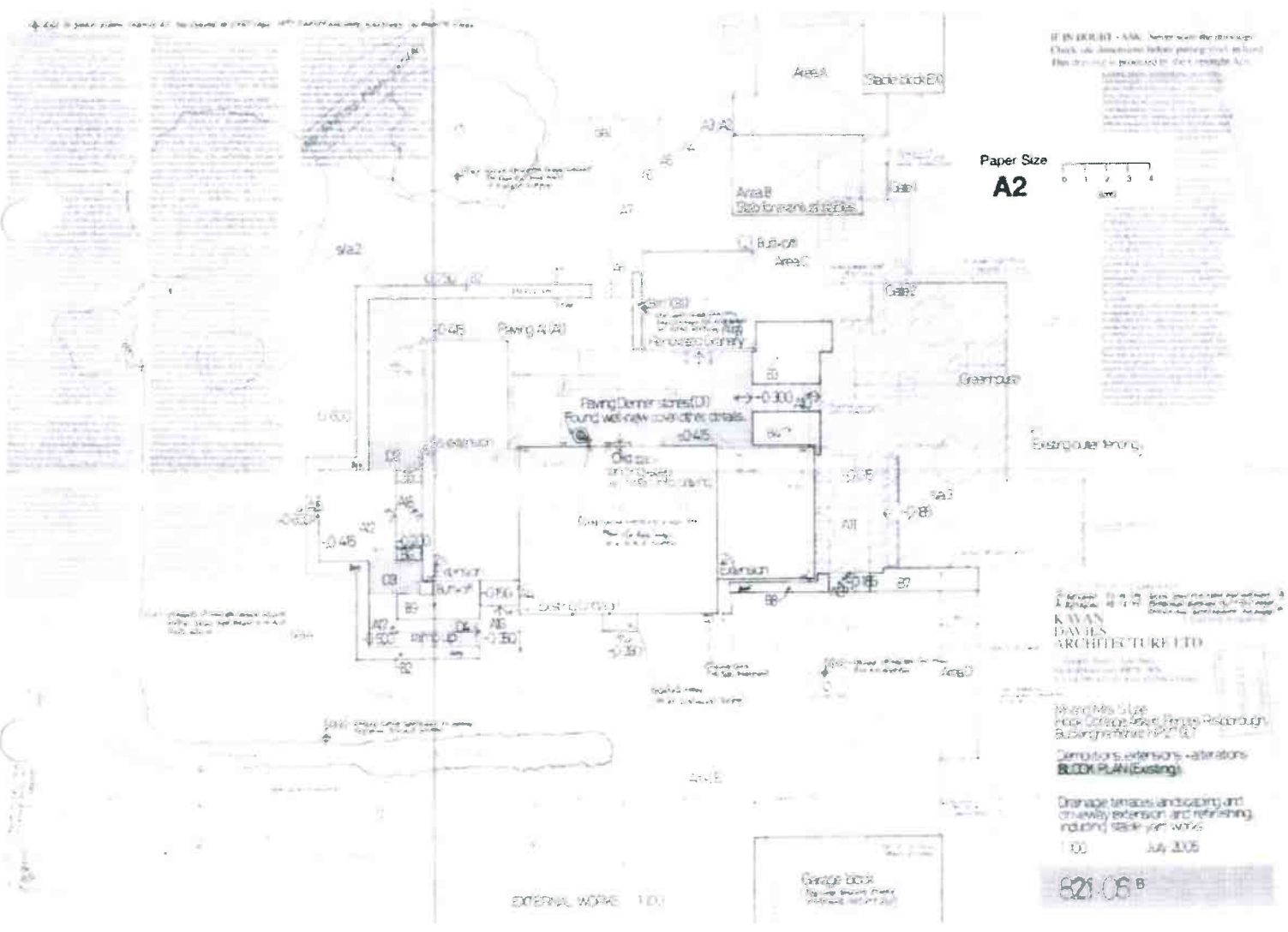
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 **ROBERT L. PARKINS**
Architect
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10/05229/FL

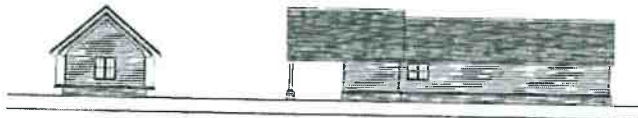
PLANNING APPLICATIONS
25 APR 2018
COMMITTEE



PLANNING APPLICATIONS
 25 APR 2018
 COMMITTEE

PLANNING NOTES

- MATERIALS**
 Walls / Facing and Roofs: brickwork to be selected
 Facades: to be selected
 Tiles: to be selected
 Eaves: to be selected
 Windows: to be selected
 Doors: to be selected
 Roof: to be selected



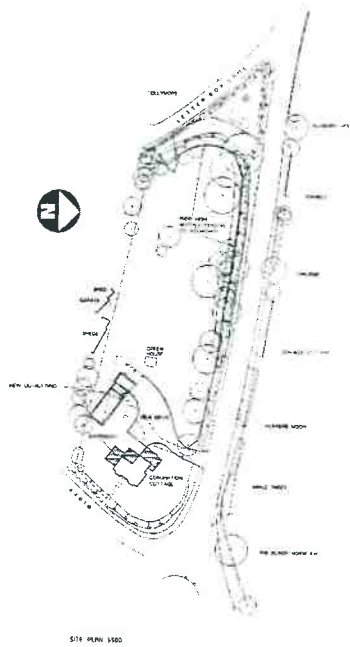
LEFT SIDE ELEVATION

REAR ELEVATION



FRONT ELEVATION

RIGHT SIDE ELEVATION



SITE PLAN 1:500

Ref: 01/05/18/001
AMENDED

PLANNING
 18 APR 2018
 WYCOMBE DISTRICT

PLANNING PERMISSION

Richard Clark
 CHARTERED ARCHITECTS

MEMBER RIBA, RIBA 2, RIBA 3, RIBA 4, RIBA 5, RIBA 6, RIBA 7, RIBA 8, RIBA 9, RIBA 10, RIBA 11, RIBA 12, RIBA 13, RIBA 14, RIBA 15, RIBA 16, RIBA 17, RIBA 18, RIBA 19, RIBA 20, RIBA 21, RIBA 22, RIBA 23, RIBA 24, RIBA 25, RIBA 26, RIBA 27, RIBA 28, RIBA 29, RIBA 30, RIBA 31, RIBA 32, RIBA 33, RIBA 34, RIBA 35, RIBA 36, RIBA 37, RIBA 38, RIBA 39, RIBA 40, RIBA 41, RIBA 42, RIBA 43, RIBA 44, RIBA 45, RIBA 46, RIBA 47, RIBA 48, RIBA 49, RIBA 50, RIBA 51, RIBA 52, RIBA 53, RIBA 54, RIBA 55, RIBA 56, RIBA 57, RIBA 58, RIBA 59, RIBA 60, RIBA 61, RIBA 62, RIBA 63, RIBA 64, RIBA 65, RIBA 66, RIBA 67, RIBA 68, RIBA 69, RIBA 70, RIBA 71, RIBA 72, RIBA 73, RIBA 74, RIBA 75, RIBA 76, RIBA 77, RIBA 78, RIBA 79, RIBA 80, RIBA 81, RIBA 82, RIBA 83, RIBA 84, RIBA 85, RIBA 86, RIBA 87, RIBA 88, RIBA 89, RIBA 90, RIBA 91, RIBA 92, RIBA 93, RIBA 94, RIBA 95, RIBA 96, RIBA 97, RIBA 98, RIBA 99, RIBA 100

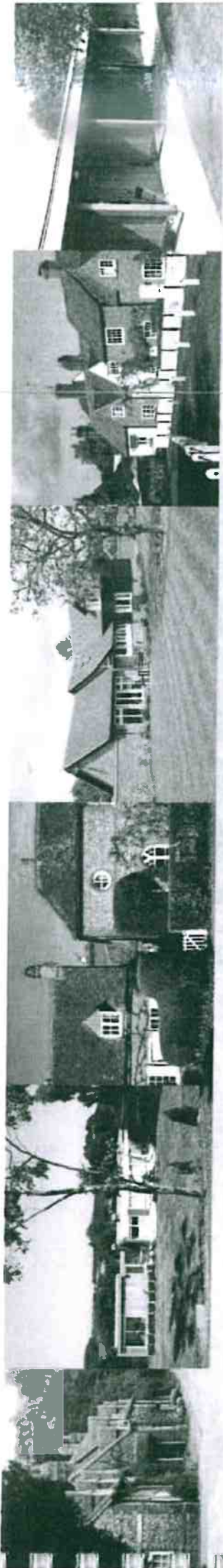
CONTRACT
 AGRICULTURAL DWELLING
 AND OUTBUILDINGS
 CONCORDIA COTTAGE
 PROCESSION ROAD
 ASHETT BRICKS

CLIENT
 Mr and Mrs J HISSON

PREPARED BY
 CHARTERED ARCHITECTS
 SITE PLAN

DATE
 FEB 07
 JOB NO.
 1300





Chilterns

Buildings Design Guide

PLANNING APPLICATIONS
25 APR 2018
COMMITTEE

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

Landscape setting

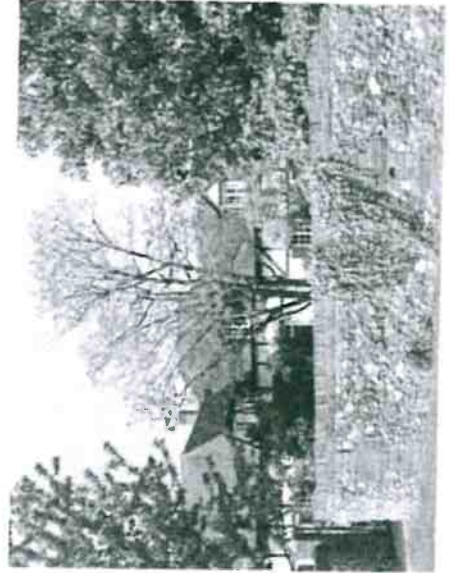
3.89 Checklist

- 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.

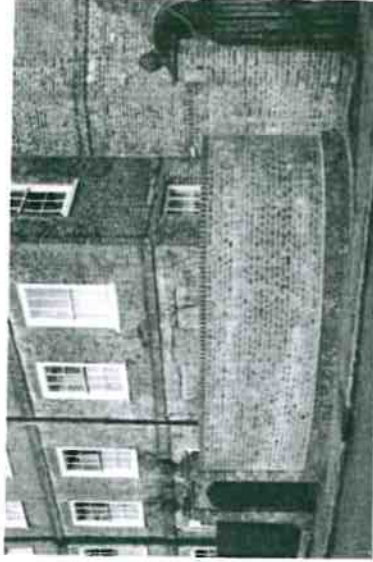


This wall is an attractive feature in its own right. (Hailey)

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)

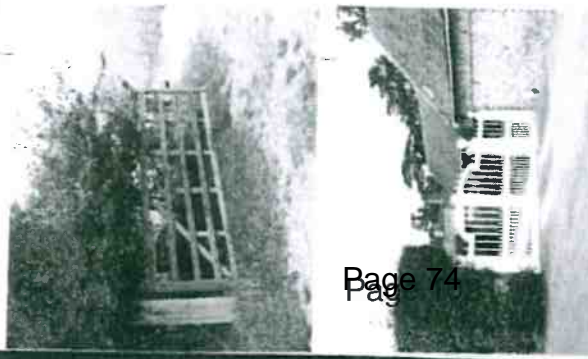


Boundary treatment and surface materials

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.

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.

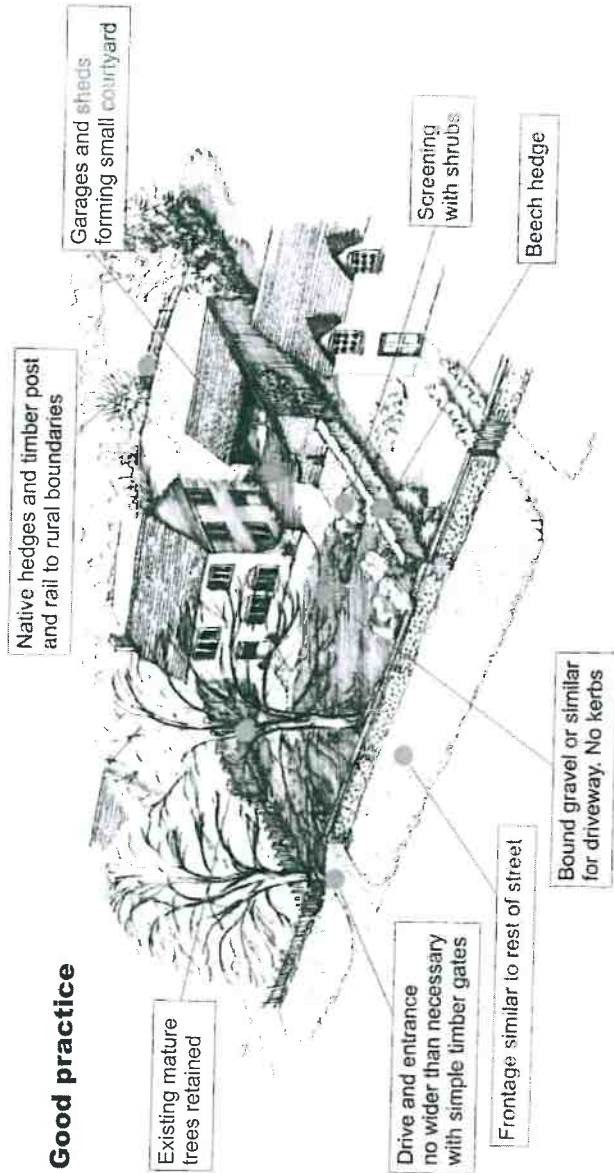
3.94 It is not traditional for gardens to be open to the road unless they are very narrow. In some villages and usually in the open countryside, grass verges are common. It is inappropriate for these to be taken over by adjacent properties and 'gardened' with manicured flower beds and close-mown grass,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



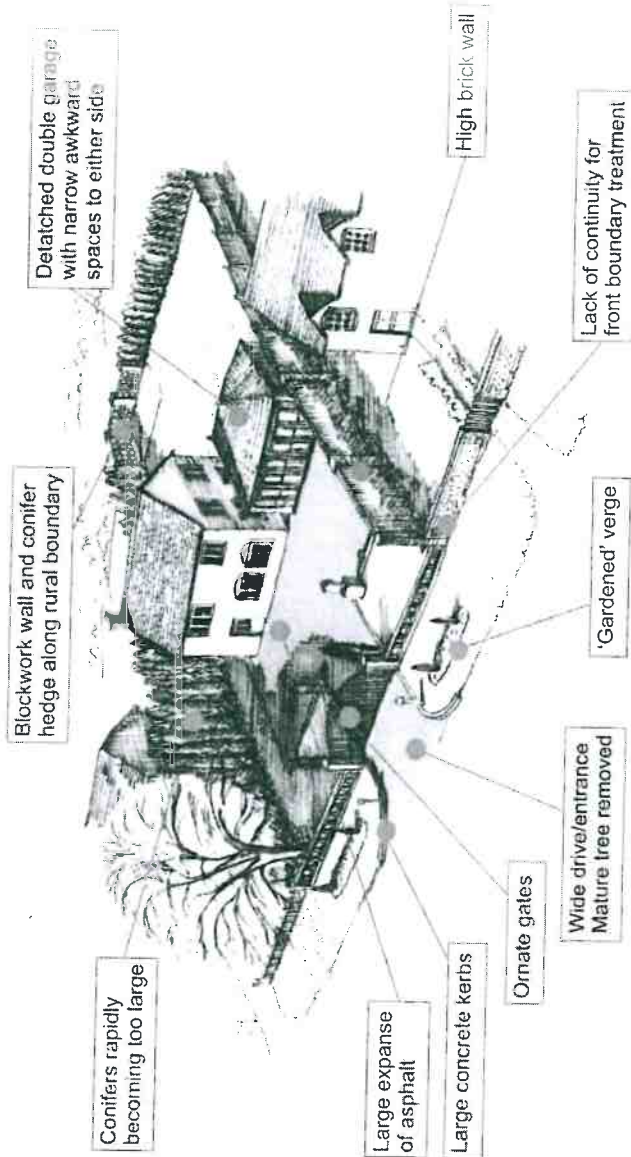
Simple and permeable gates can still be obtained and should be used where possible. (Harpsden above and Britwell Salome, credit Richard Bossons and Paul Sargeantson)



Good practice



Poor practice



Agenda Item 7.

Contact: Toby Cowell DDI No. 01494 421695

App No : 18/05113/FUL App Type : FUL

Application for : Construction of ancillary curtilage building; external rendering of main dwelling (retrospective)

At Lodge Hill View, Lee Road, Saunderton, Buckinghamshire, HP27 9NU

Date Received : 09/01/18 Applicant : Ms N Seidel & Mr T McDonnell

Target date for decision: 06/03/18

1. **Summary**

- 1.1. Retrospective planning permission is sought for the external rendering of the main dwellinghouse and erection of a single storey detached annexe in the north-eastern corner of the site adjacent to the highway.
- 1.2. Retrospective permission was also initially sought for the erection of a 2m high close boarded timber fencing along the boundary adjacent to the highway, together with a children's play area outside of the established residential curtilage to the north-west and within the adjacent agricultural holding under the ownership of the applicant. However, these elements forming part of the original application have subsequently been removed.
- 1.3. The retrospective development and unauthorised change of use taking place at the two sites is subject to a live enforcement case and will be dealt with either in subsequent planning applications or through formal enforcement action. The planning merits of such development/material change of use will therefore not be considered as part of this report and only the detached annexe and external rendering of the main dwellinghouse will be assessed.
- 1.4. The development, namely the erection of a detached annexe and external rendering of the main dwellinghouse, constitute appropriate forms of development within the Green Belt without conflicting with the purposes of including land within the same. Moreover, the development as aforementioned does not result in undue harm to the scenic qualities and prevailing character of the Chilterns AONB and is therefore acceptable in this respect. The ancillary use of the annexe as proposed and viewed on site is also acceptable, providing conditions be attached ensuring such a relationship between the structure and the dwellinghouse remains in perpetuity. No further issues are considered apparent with regards to the impact the development has upon neighbouring amenity and highway safety.
- 1.5. The application is recommended for approval.

2. **The Application**

- 2.1. The application site comprises a detached dwellinghouse and annexe set within an irregular parcel of land to the east of Lee Road within the Metropolitan Green Belt locality of Bledlow-Cum-Saunderton and the Chilterns Area of Outstanding Natural Beauty. The wider locality is decidedly rural in nature with a number of dwellings sited to the south (Vine Cottage) and east of the site (Carpenters and Lee Cottages).
- 2.2. The site is located adjacent to an established agricultural holding to the immediate north which is under the ownership of the applicant. Pedestrian access is provided to the holding from the dwelling, however the curtilage of the dwellinghouse itself is distinct from the holding with substantial hedging present on the northern site boundary providing a natural buffer between the two. As aforementioned, close boarded timber fencing of approximately 2m in height has been erected along the

site's eastern and partial southern boundary with laurel hedging having been planted immediately in front of the fencing adjacent to Lee Road, this fencing remains unauthorised.

2.3. Furthermore, a children's play area has been erected outside of the residential curtilage within the agricultural holding. Access is provided to the holding off Lee Road further north with the main agricultural structure, which also houses the farm shop/café, located to the north of the play area.

2.4. The application is accompanied by:

Floor plans and elevations, location plan, block plan with various photo aids showing images of the development together with the main dwellinghouse prior to rendering, and a planning statement.

2.5. Amended site and location plans have been submitted omitting the agricultural holding from the site area together with a letter agreeing to a change in the application's description omitting the timber fencing and children's play area.

2.6. 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.

2.7. 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 In this instance, various rounds of negotiation took place with the agent agreeing to amend the red edge on the site plan omitting the agricultural holding and removing the timber fencing and children's play area from the application.

3.3 An enforcement case is still open against the site in reference to the timber fencing, children's play area and material change of use of the agricultural holding. These matters are unauthorised and are subject to separate investigation.

3.4 The amended planning application seeking retrospective permission for the external rendering of the main dwellinghouse and erection of a detached annexe was recommended approval without delay.

4. Relevant Planning History

4.1. 02/07214/RCDN - Retention of development permitted under WR/416/50 without complying with condition 4 (tie dwellings to Manor Farm) imposed on that development - Permitted

- 4.2. 07/06452/AGI - Erection of general purpose agricultural barn & concrete apron – Details not required
- 4.3. 08/05247/FUL - Access improvement and installation of hard standing to assist in the operation of an agricultural business – Refused
- 4.4. 08/05287/FUL - Erection of 2 poly tunnels – Refused
- 4.5. 09/06493/AGI - Application for prior notification for construction of new access track across field with hardstanding and realigned general purpose agricultural barn permitted under planning reference 07/06452/AGI – Details not required

5. Issues and Policy considerations

Principle and Location of development and impact on the Green Belt and Chilterns AONB

Adopted Local Plan (ALP): L1, G3, G8, H17, GB2, GB7;

Core Strategy Development Planning Document (CSDPD): CS1, CS2, CS9, CS17, CS19;

Bledlow-Cum-Saunderton Neighbourhood Plan: Policy 6 (Design Management in the Parish)
Chiltern's Buildings Design Guide

Residential Design Guidance Supplementary Planning Document;

Emerging Local Plan (Regulation 19) Publication Version: Policies CP1 (Sustainable Development), CP8 (Protecting the Green Belt), CP9 (Sense of Place), CP10 (Green Infrastructure and the Natural Environment), DM20 (Matters to be determined in accordance with the NPPF), DM30 (The Chilterns Area of Outstanding Natural Beauty), DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings), DM42 (Managing Development in the Green Belt), and DM43 (The Replacement of Extension of Dwellings in the Green Belt (including outbuildings))

- 5.1. The principal of constructing ancillary outbuildings within the residential curtilage of properties within the Green Belt is considered largely acceptable, as outlined in Policy GB7 of the Adopted Local Plan, provided such buildings are of a small scale, subordinate to the main dwelling and the cumulative level of built development does not have an adverse impact upon the openness of the Green Belt.
- 5.2. Moreover, such development should conform to the character and the appearance of the main dwellinghouse within the site together with the character of the immediate locality in accordance with Policy H17 of the Adopted Local Plan.
- 5.3. In this particular scenario, the detached outbuilding in question was built for the purposes of providing an annexe to be used by an elderly relative of the applicant. The submitted floor plans indicated that the outbuilding includes a bedroom, bathroom and living room but excluded kitchen facilities. However, on inspection of the outbuilding in question, it became apparent that a fitted kitchen was in place within the 'living room' and included fitted kitchen cupboards, a sink, refrigerator, microwave and kettle.
- 5.4. As a consequence, it was considered that the outbuilding had the capability of functioning as a self-contained independent dwelling which would constitute inappropriate development in the Green Belt in accordance with Para. 89 of the NPPF.
- 5.5. After informing the agent of my findings, the Council was subsequently advised that the kitchen had been removed and only a table, sofa, sideboard and kettle remained within the outbuilding which was consistent with the submitted floorplans. In light of the alterations undertaken by the application and having viewed the changes on site, the resultant outbuilding and its associated facilities are no longer tantamount to an independent self-contained unit and therefore the outbuilding in its present form remains ancillary in use and function.
- 5.6. Also, the use of the outbuilding as an ancillary structure in relation to the main dwelling can adequately be secured by way of a planning condition. Moreover, the

Council is satisfied that the occupier of the annexe would still rely on the occupants of the main dwelling for food arrangements and any other use of the outbuilding which is not ancillary to the main dwelling, such as a self-contained residential unit, would require full planning permission.

- 5.7. Aside from the use the outbuilding, incorporating a traditional pitch roof with white timber cladding, it is small in scale and naturally subordinate to the main dwelling. Moreover, the outbuilding is unobtrusive within the landscape and its siting allows for sufficient degrees of land to remain free of development within the plot. Consequently, the siting and built form of the outbuilding would have an adverse effect on the openness of the Green Belt or conflict with the purposes of including land within it.
- 5.8. The site is also located within the Chilterns AONB, the purpose of which is to conserve the natural beauty of the landscape. Policy CS17 of the Core Strategy, in addition to Policy L1 of the Local Plan both seek to provide a basis on which the Council can decide whether new development would contribute to conserving and enhancing the AONB so as not to have any detrimental impact upon it now and in the future.
- 5.9. The outbuilding which is the subject of this report would not be readily apparent within the wider landscape due to dense hedging present on the site's eastern flank boundary adjacent to the highway. The structure has already been noted as small scale in the context of the wider site and is of a traditional and uncomplicated design. The use of white timber cladding, whilst not a traditional material in the AONB, is not wholly unacceptable in this case given that the outbuilding is hidden from the majority of vantage points outside of the application site and is of a relatively small scale.
- 5.10. With regards to the rendering of the main dwellinghouse, it is noted that the dwelling prior to this treatment was in a relatively poor state of repair and comprised face brickwork. Whilst the light blue rendering utilised for the dwelling is not overly traditional within the wider landscape, it is accepted that the general condition and appearance of the dwelling has been vastly improved and the Council does not consider that a reason for refusal could be sustained against this aspect of the development alone, especially given that painting of the render is not in itself development.
- 5.11. In light of the above, the retrospective development for the ancillary detached annexe and external rendering of the main dwellinghouse are acceptable from a visual standpoint and with regards to their impact upon the Green Belt and Chilterns AONB.

Impact of the development on residential amenities of neighbouring dwelling

Adopted Local Plan (ALP): G3, G8;

Core Strategy Development Planning Document (CSDPD): CS19;

Residential Design Guidance Supplementary Planning Document;

Emerging Local Plan (Regulation 19) Publication Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF)

- 5.12. The annexe is single storey only with outward views being limited due to close boarded timber fencing present and dense hedging on the site's eastern boundary adjacent to the highway. Due to the location of the annexe within the application site and its relationship with neighbouring properties, which in themselves are sited a significant distance away from the structure; this retrospective development would not have any material impact upon the amenities of neighbouring residential properties.

Impact of the development on parking and highway safety

Adopted Local Plan (ALP): T2, Appendix 9;

Core Strategy Development Planning Document (CSDPD): CS20;

Buckinghamshire County Council Parking Guidance

Emerging Local Plan (Regulation 19) Publication Version: Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation), DM35 (Placemaking and Design Quality)

5.13. No further parking is required in association with the retrospective development and no issues are considered apparent from a highways perspective with no comments received from the County Highways Authority.

Infrastructure and Developer Contributions

Adopted Local Plan (ALP): G19;

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

Developer Contribution Supplementary Planning Document (DCSPD)

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

5.14. The development is not liable for CIL in this case. There are no other infrastructure implications of the development other than those covered by CIL.

Weighing and balancing of issues – overall assessment

5.15 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.

5.16 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

5.17 As set out in the report it is considered that the proposed development would accord with the relevant policies from the development plan.

Recommendation: Application Permitted

1 The development hereby permitted shall be retained in accordance with the details contained in the planning application hereby approved and plan numbers L-01A L-02A P-01 H-01 H-02 and L-03 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.

2 The detached annexe hereby permitted shall only be occupied in connection with and ancillary to the occupation of the existing dwellinghouse and shall at no time be severed and occupied as a separate independent unit.

Reason: To prevent the undesirable establishment of a separate independent unit not in accordance with the policies for the area.

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, various rounds of negotiation took place with the agent agreeing to amend the red edge on the site plan omitting the agricultural holding and removing the timber fencing and children's play area from the application.

An enforcement case is still open against the site in reference to the timber fencing, children's play area and material change of use of the agricultural holding. These matters are unauthorised and are subject to separate investigation.

The amended planning application seeking retrospective permission for the external rendering of the main dwellinghouse and erection of a detached annexe was recommended approval without delay.

- 2 The applicant/agent is advised that this planning permission relates solely to the external rendering of the main dwellinghouse and the erection of the detached annexe building. The erection of the 2m high close boarded timber fence, the children's play area and change of use of the agricultural holding from an agricultural use to a mixed use comprising agriculture, retail and a cafe remains unauthorised and the Council is currently considering the expediency of taking formal action against such unauthorised operational development/material change of use.

You are advised to regularise such breaches of planning control through the removal of such operational development and cessation of the uses as specified within the agricultural holding, or, submit of a full planning application for the aforementioned at the earliest opportunity in an attempt to regularise such breaches of planning control.

18/05113/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Carl Etholen: If Officers are minded to approve this application, please can this application be called in to be heard by the Planning Committee especially as this falls with the AONB.

Parish/Town Council Comments/Internal and External Consultees

Bledlow Cum Saunderton Parish Council: The rendering to the main dwelling is out of place in the AONB, windows have been replaced in dwelling which do not form part of application, fencing not appropriate in AONB and contrary to Policy 6 of the Neighbourhood Plan, uncertainty whether farm shop is operating and therefore the justification for the play area seems inadequate and concerns annexe would become a de-facto dwelling.

County Highway Authority

None received.

Ecological Officer

No Eco comments

Representations

1 letter of objection and 2 neutral comments have been received, a summary of which are as follows:

- Development on agricultural land (officer note: fencing omitted from application);
- Fencing unsightly in AONB; (officer note: fencing omitted from application)
- Change of use of garage and additional windows on southern flank elevation not listed as part of development; (officer note: the addition of windows is being investigated as part of the wider enforcement case at the site and does not form part of this application).
- Ancillary outbuilding appears to be inhabited as someone's home;
- Café and children's play area inappropriate in AONB; (officer note: play area omitted from application)

18/05113/FUL

Scale 1/5000



PLANNING
- 5 MAR 2018
WYCOMBE DISTRICT

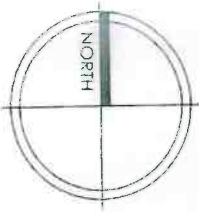


LOCATION PLAN

SCALE 1:2500 @ A4 SIZE
Page 83

DRWG No: L-01

TO SAUNDERTON



AREA EDGED RED:
6.46 ha

LEE ROAD

Pond

Hill View

Carpenters

Vine Cottage

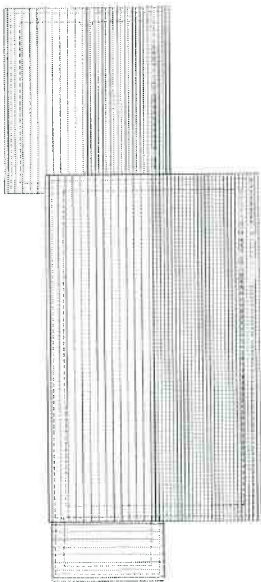
TO A4010
WYCOMBE ROAD



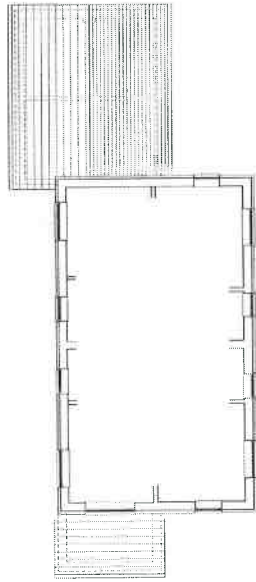
PLANNING
- 5 MAR 2018
WYCOMBE DISTRICT

SITE PLAN

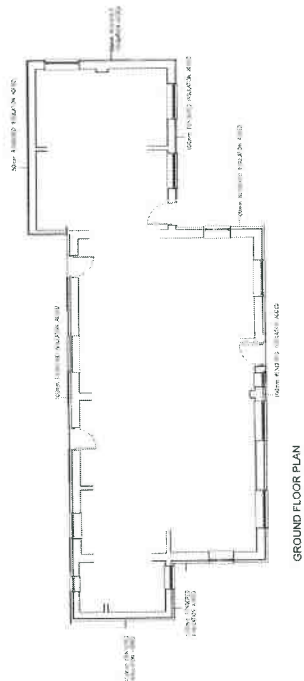
SCALE 1:1250 @ A3 SIZE DRWG No: L-02



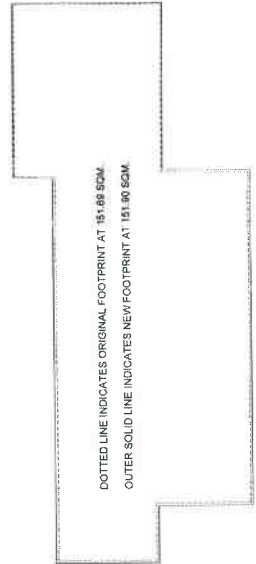
ROOF PLAN



FIRST FLOOR PLAN

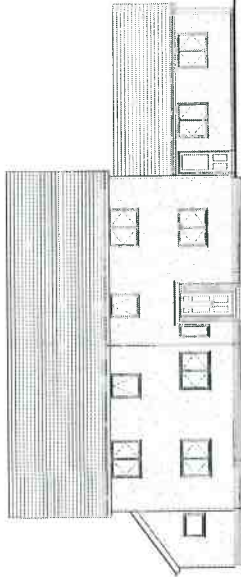


GROUND FLOOR PLAN



DOTTED LINE INDICATES ORIGINAL FOOTPRINT AT 151.08 SQM.
OUTER SOLID LINE INDICATES NEW FOOTPRINT AT 151.90 SQM.

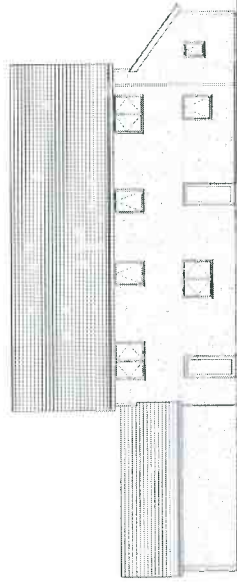
EXISTING AND NEW FOOTPRINTS



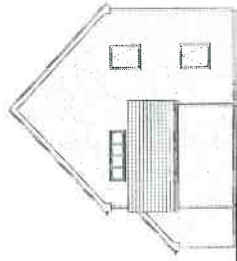
FRONT ELEVATION

PREVIOUSLY BRICK FACED DWELLING HAS BEEN EXTERNALLY CLAD IN 100MM THICK RED BRICK FACED WITH 75MM THICK SELF COLOURED CERAMIC RENDER

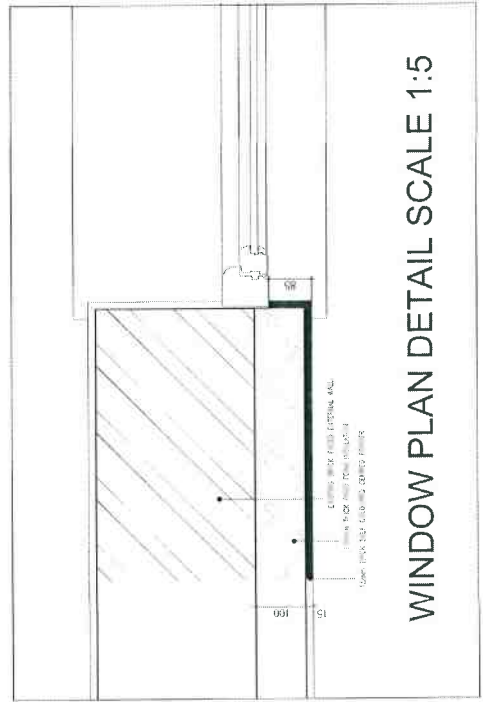
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



WINDOW PLAN DETAIL SCALE 1:5

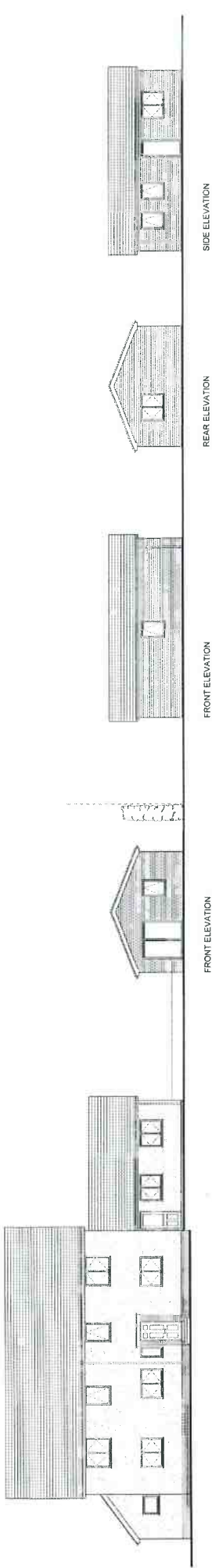


FOR PLANNING PURPOSES ONLY

iom
CHARTERED ARCHITECTS

100	100	100	100
DATE	DATE	DATE	DATE
DVA	DVA	DVA	DVA
1000 5.03	1000 4.01	11.00	11.00
17.00	14.01	17.00	14.01
EXTERNAL RENDERED HOUSE			
HEL VIEW FARM, LEE ROAD, SAUNDERTON, LEE, BUCKINGHAMSHIRE, HP27 9NJ.			
i om design ltd			
4 Castle Bank, Strettle, Clontarf, Lancs. L15 0RT.			
e iomdesign@btinternet.com t 01282 770641			

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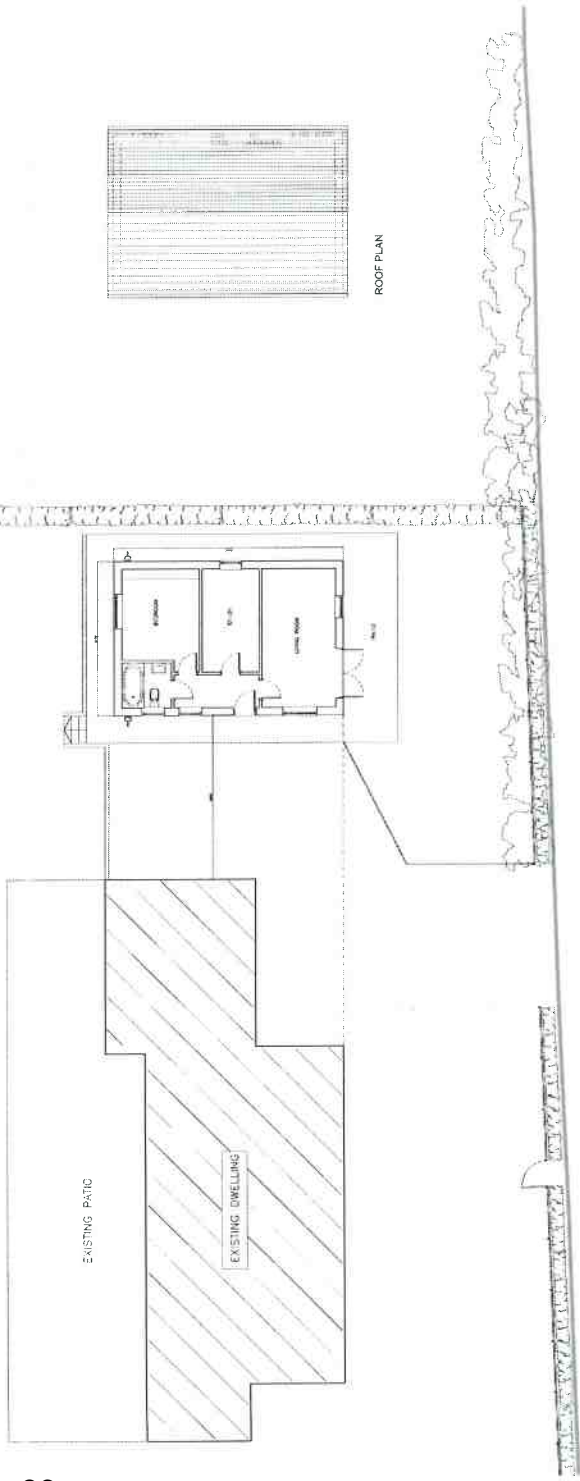
FRONT ELEVATION

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

EXTERNAL TIMBER FRAMED WALLS FINISHED IN WHITE PAINTED
 HORIZONTAL TIMBER BOARDING, WHITE UPVC WINDOWS
 AND DOORS
 ROOF FINISHED IN GREY CONCRETE INTERLOCKING TILES



ROOF PLAN



FOR PLANNING PURPOSES ONLY

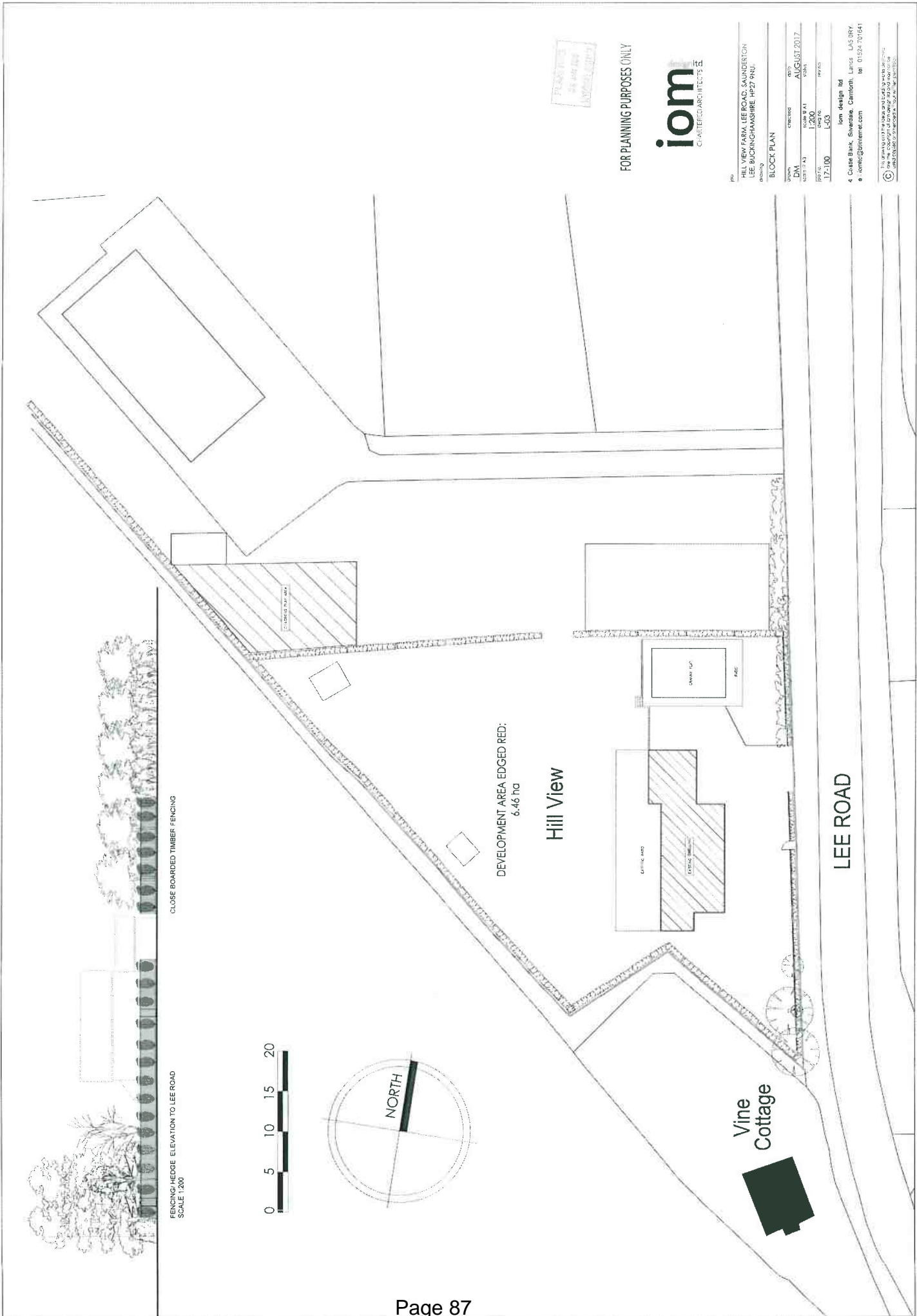


10
 HILL VIEW FARM, LEE ROAD, SAUNDERTON
 10, BUCHANANSHIRE, NP27 7PU
 GRANNY FLAT

Drawn	Checked	Date
DWA		AUGUST 2017
Scale 1:50	Scale 1:50	Scale
17-100	H-02	

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 e iomed@btinternet.com tel 01524 701641

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PLANNING
 20 AUGUST 2017

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 CHARTEDCONTEXT

PROJ: HILL VIEW FARM, LEE ROAD, SUNDERTON
 (SEE BUCKINGHAMSHIRE PP27 PLAN)
 DRAWING NO: 17-100

BLOCK PLAN

DATE	BY	REVISION
17-100	DM	1-03
17-100	DM	1-00
17-100	DM	1-01
17-100	DM	1-02
17-100	DM	1-03

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CLOSE BOARDED TIMBER FENCING

FENCING/HEDGE ELEVATION TO LEE ROAD
 SCALE 1:200

DEVELOPMENT AREA EDGED RED:
 6.46 ha

Hill View

LEE ROAD

Vine Cottage

NORTH



Agenda Item 8.

Contact: Jenny Ion DDI No. 01494 421599

App No : 18/05433/FUL App Type : FUL

Application for : Householder application for erection of two storey side extension with single storey linked extension to office & single storey extension to existing carport

At Hughenden Hall, Plomer Green Lane, Downley, Buckinghamshire, HP13 5XN

Date Received : 20/02/18 Applicant : Mr David Tom

Target date for decision: 17/04/18

1. Summary

- 1.1. The property is a listed converted barn and it is proposed to add a two storey extension at the southern end, to which a single storey glazed extension would be attached linking the barn to the existing detached study which is within another converted barn. It is also proposed to extend the existing cart shed by one bay.
- 1.2. The main extension would re-instate an element which was demolished at the time of the barn conversion. The light structural glazed link is modest and retains the pre-eminence of the historic fabric. The extension to the cart shed retains the historic fabric. The extension is not considered to result in harm to designated heritage assets or their setting. There would not be an adverse impact on the openness of the Green Belt and the development would not harm the Chilterns AONB. There would not be a loss of amenity to neighbouring properties. The application is therefore recommended for permission.

2. The Application

- 2.1. Hughenden Hall is a Grade II listed former barn, of mainly brick and flint construction under a plain clay tiled roof, which was converted to a dwelling around 20 years ago as part of the re-development of the group of agricultural buildings at Downley Farm. The farmhouse and the other converted buildings are all individually listed, with the exception of The Old Milking Parlour. The site is set within the Downley Conservation Area and is also in the Green Belt and Chilterns AONB. Hughenden Hall comprises the main barn, an attached two bay car port, which is part of a larger cartshed structure, the remainder of which is associated with The Timber Barn, and a detached study / office, which is the end two bays of a larger building the rest of which is the dwelling known as The Old Milking Parlour.
- 2.2. The application proposes a two storey extension at the southern end of the building, projecting by 6.2 metres from the existing southern elevation. This would incorporate a section of brick and flint plinth on the front and rear elevations, with the remainder of the elevations clad in horizontal weatherboarding. The existing plain clay tile roof would extend across the extension and would be half hipped.
- 2.3. A flat roofed, single storey glazed extension is proposed to the south of the two storey extension to join the currently detached office / study to the main house. This has been designed as a "light weight" glazed structure so as not to compete with the main barn and outbuilding.
- 2.4. The cartshed style car port is at the north end of the barn and was one of the buildings converted in the mid-1990s. It would be extended in a similar style at one end by one bay to provide covered parking. It is also proposed to enclose the existing western bay of the carport to form a boot room. A glazed elevation would be set back

from the north elevation and partition wall created to separate it from the carport. A new opening would be created from the existing carport into the main house.

- 2.5. In addition to the extension the scheme involves some alterations to fenestration in the west elevation, largely within existing / former openings. The plans also indicate reconfiguration of the internal layout – these are addressed through the listed building application submitted in parallel with this application.
- 2.6. The application is accompanied by:
 - a) Design and Access Statement
 - b) Structural report
 - c) Ecology Wildlife Checklist
- 2.7. An updated Design and Access Statement was submitted during the course of the application. A heritage statement accompanies the application for Listed Building Consent.

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 application was acceptable as submitted and no further assistance was required.
 - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

4. Relevant Planning History

- 4.1. 96/05924/FUL & 96/05925/LBC - Refurbishment and conversion of Downley Farm Barns (including demolition of part of large flint barn) to create four dwellings with garage and upgrading of existing vehicular access. Permitted and implemented.
- 4.2. 97/06032/FUL – erection of shed. Permitted.
- 4.3. 18/05434/LBC - Listed Building application for erection of two storey side extension with single storey linked extension to office & single storey extension to existing carport & internal alterations. Concurrent Listed Building Consent application, pending consideration.
- 4.4. Downley Farm, The Flint Barn, The Timber Barn and The Old Milking Parlour have had applications approved for extensions / alterations / outbuilding since permission was granted for the conversion of the barns in 1996 however none is directly relevant to this application other than to note that there have been changes to other properties in the group over the years since that time.

5. Issues and Policy considerations

Principle and Location of Development

ALP: GB2 (Green Belt), GB6 (Extensions to Dwellings 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)

New Local Plan: CP1 (Sustainable Development), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM42 (Managing Development in the Green Belt)

- 5.1. The site is located in the Green Belt just outside the main built up area of Downley village. Extensions to existing dwellings in the Green Belt are not inappropriate provided that they do not result in disproportionate additions to the original building, as set out in Policy GB2.
- 5.2. The existing dwelling, including the attached car port, has a gross floor space of just over 396 square metres, with a further 39 square metres in the detached study / office. The two storey extension would add just under 87 square metres, the link just over 28 square metres, and the car port 19 square metres, totalling 134 square metres.
- 5.3. In terms of assessing this increase under policy GB6, as set out in the supporting text to GB5, the comparison should be taken with the floor space of the original building, the original building being the building which existed in 1948. In this case, at the time the conversion was carried out a two bay two storey wing was demolished at the south end of the barn, which was similar in size to that now proposed. There were also lean-to extensions either side of the cart entrance on the east side, as can be seen in the photograph of the building prior to conversion which is included in the supporting documents and on the proposed elevation plan. The lean-to extensions are estimated to have had a floor area of about 53 square metres, slightly more than the proposed car port extension and single storey link which together add just over 47 square metres.
- 5.4. On this basis the proposed scheme would not increase the gross floor space of the building over that of the original building as existed in 1948. As such the proposal complies with Policy GB6. If a comparison is made between existing and proposed floor space the increase amounts to just under 34% (excluding the study / office from the calculations), although it does slightly exceed the maximum 120 square metres for larger dwellings. However in this instance the increase is not considered to be disproportionate to the existing dwelling.
- 5.5. The building is Grade II listed but this does not preclude extensions or alterations, provided they have due regard to the impact on heritage assets – this is considered in more detail below.
- 5.6. As noted in some of the representations it appears that the post and rail fence adjacent to the car port has been realigned since the conversion was originally undertaken. The proposed cart shed extension would be in this area. Whilst encroachments into the countryside are normally resisted where they would have an adverse impact on the character of the area, in this instance a very small area of land is involved and the fence now aligns with the garden boundary fence on the east side of the main barn. As such this element would not cause demonstrable harm to the openness of the Green Belt or the character of the area.

Transport matters and parking

ALP: T2 (On – site parking and servicing), T5 and T6 (Cycling),

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

DSA: DM2 (Transport requirements of development sites)

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

- 5.7. The site is located in Residential Zone B as set out in the Buckinghamshire Countywide Parking Guidance. A dwelling of this size is required to provide 3 on-site parking spaces. The carport would provide two spaces with further spaces on the driveway in front of them and the development therefore provides adequate on-site

parking. The depth of the car ports exceeds 6 metres therefore retaining sheltered cycle parking.

Raising the quality of place making and design / Impact on the AONB

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G26 (Designing for safer communities), L1 (The Chilterns Area of Outstanding Natural Beauty)

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

New Local Plan: CP8 (Sense of place), DM30 (Chilterns Area of Outstanding Natural Beauty), DM35 (Placemaking and Design Quality)

Chilterns Building Design Guide

Downley Village Design Statement

- 5.8. The proposed design of the car port continues the design of the existing building, adding an additional bay of similar proportions, appearance, and materials, and is therefore considered acceptable.
- 5.9. The proposed two storey extension has been designed to largely reflect the appearance of the bays demolished in the 1990s, using brick and flint at plinth level with weatherboarding above. The half hip to the roof balances the half hip at the north end of the building. It is therefore considered to be in keeping with the existing building and the group of buildings of which it is a part, together with its rural, AONB context.
- 5.10. The proposed link has created more comment from third parties, being a flat roofed, glazed structure, rather than a traditional pitched roof extension. The link has purposefully been designed to create a "lightweight" appearance, with minimal framing, so that it does not compete visually with the main barn or the single storey element to the west. This is therefore considered to be an acceptable design response, since the flank elevations of the joined buildings will still be partially visible above the roofline so that the courtyard form of the complex of buildings can still be clearly read.

Historic environment

ALP: HE2 (Alterations and extension to listed building), HE3 (Development affecting the setting of a listed building), HE6 (Conservation areas),

CSDPD: CS17 (Environmental assets)

New Local Plan: CP8 (Sense of place), CP11 (Historic Environment), DM31 (Development Affecting the Historic Environment)

- 5.11. The existing property is a Grade II listed building, dating from the late 18th Century, and the original farm house (1819) and the other converted barns are also individually listed, with the exception of The Old Milking Parlour. The site is also located in the Downley Conservation Area. Regard must therefore be had to the potential impact of the development on the significance of these designated heritage assets.
- 5.12. As has been set out above, the converted barn now known as Hughenden Hall was at one time, prior to its conversion to a dwelling, somewhat larger than it is now, with additional two storey bays at the south end. It is not entirely clear why the demolition of that section was proposed at the time of the conversion, however its loss was considered to be balanced against other benefits from the scheme as it was proposed at that time, such as the removal of some of the lean-to additions to expose the flint work in the east elevation.
- 5.13. The extensions and alterations to the property have been the subject of pre-application discussions involving the Council's Conservation Officer and her predecessor. Neither objected to the principle of re-instating the building to something closer to its previous, pre-conversion form, and this is not considered to have an adverse impact on the historic interest of the building or its significance as a heritage

asset. The light weight link retains the predominance of the main courtyard buildings and does not harm their setting.

- 5.14. The proposed two storey extension restores the greater degree of enclosure to the barn courtyard that previously existed from the early 19th century until the time of the conversion in 1996. Although the development will inevitably change the view towards the group of buildings from public vantage points and how they are seen in the Conservation Area, change does not necessarily equate to harm. The scheme is considered to be sensitive to the historic form of the building and the group, and as such does not result in harm to the significance of the Conservation Area as a heritage asset.

Amenity of neighbouring properties

ALP: G8 (Detailed design guidance and local amenity)

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

Housing intensification SPD

New Local Plan: DM35 (Placemaking and Design Quality)

- 5.15. The proposed carport extension is sited where it would not have any adverse impact on neighbouring properties in terms of loss of light, and the alterations do not give rise to any issues in terms of privacy.
- 5.16. The two storey extension continues the line of the main building and is in a position where it would not result in overshadowing or loss of light to the nearest part of the adjacent property, The Old Milking Parlour. The window openings in the west elevation, which are principally at ground floor, face onto the shared courtyard and therefore would not result in any significant loss of privacy, given that the existing building already has several windows overlooking this space which is a semi-public shared area.
- 5.17. The extension would have the main first floor windows in the south elevation, facing out over part of the garden and towards the fields beyond. There are existing windows in the south elevation and by moving the end elevation further south the proposal reduces potential overlooking to the shared courtyard. The glazed link and windows in the east elevation do not give rise to any overlooking as they face the surrounding fields. Nor does the link have any implications in terms of loss of light.
- 5.18. It is therefore concluded that the proposed extensions would not harm the amenities of neighbouring dwellings in terms of privacy, loss of light or enclosure.

Weighing and balancing of issues – overall assessment

- 5.19. 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.
- 5.20. 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
- 5.21. As set out above it is considered that the proposed development would accord with the development plan policies.

Other matters

5.22. Concerns have been expressed by neighbours about potential noise and disturbance from construction work. Any development is likely to generate some construction noise and this in itself is not a reason to refuse an application. There are remedies to deal with noise nuisance under separate environmental protection legislation and it is not therefore usual to place conditions on planning permissions regarding construction noise or hours for this reason, since it duplicates control under other legislation. The applicant has confirmed in writing that they are aware of these concerns and that their intention is to address these as far as is reasonably possible.

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 THH 695-PL20 Rev C, THH 695-PL21 Rev C, THH 695-PL22 Rev B, THH 695-PL01 Rev A, TS17-138R, TS17-138R, TS17-138R, TS17-138R, TS17-138T, TS17-138T and TS17-138T 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, including 225mm weatherboarding, 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 Unless otherwise agreed in writing by the Local Planning Authority, the flint work shall be constructed in the following manner:
 - a) The flint work shall be laid on site, not constructed of pre-made blocks
 - b) The flints shall be laid in a lime mortar mix with slightly recessed pointing, the joints brushed, rubbed or bagged prior to hardening off to avoid a smooth finish
 - c) The flints shall be random coursed and tightly packed to avoid excessive mortar proportionsReason: In the interests of reinforcing the local character of the Area of Outstanding Natural Beauty through the use of traditional building techniques.
- 5 Construction work shall be carried out in accordance with the Method Statement (para 1.1) and the Structural Report submitted with the application unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure that the work is carried out in a manner sympathetic to the existing listed buildings character and construction.
- 6 No development above foundation level shall take place before details and finishes of the proposed joinery and frameless glazing have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not proceed other than in accordance with the approved details.
Reason: To ensure that the joinery and glazing details are appropriate in relation to the historic character and interest of the building.

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 application was acceptable as submitted and no further assistance was required. The application was referred to the Local Member to consider whether the application should be determined by the Planning Committee.

2 Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property.

3 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 Health Section of the Environment Service on 01494 421737 at the Council Offices.

18/05433/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Paul Turner

Comments: I would like the opportunity for this application to be discussed at committee. This is a sensitive location and has raised many concerns locally.

Parish/Town Council Comments/Internal and External Consultees

Downley Parish Council

Comments: The Parish Council object to this planning application and are in full support of the objections that have been made by residents.

It is not clear from the Design and Access statement how the listed features of Hughenden Hall and structure to the north are to be preserved (or enhanced).

The Design & Access Statement states in "Planning History" that "Although the barns are not listed, they sit within the curtilage of Downley Farm Cottage which is a listed building." The Historic England website (<https://historicengland.org.uk>) however makes reference to two listings pertinent to this application (i) SU8472195281 indicates it the building now referred to as Hughenden Hall and (ii) SU8472095299 that forms part of the car port to the North of Hughenden Hall. No reference is made to these listings or the manner in which listed status have been recognised or addressed within the planning process.

The Parish Council would like it noted that this dwelling is in Greenbelt and AONB and the proposed plans are not suitable or a dwelling within these constraints.

Conservation Officer

Comments: This application has been the subject of detailed pre-application advice. The proposals have been amended to take into account that advice and the extensions are acceptable in conservation terms subject to: - weatherboarding being a minimum of 225mm depth; flint work to be undertaken in accordance with the Chilterns Flint advice note (the use of pre-cast flint blocks will not be acceptable); the approach to the construction being as set out in the Method Statement (para 1.1) and Structural Report, unless otherwise agreed in writing - details and finishes of joinery and frameless glazing

Representations

21 letter of objections

- Site in Green Belt and AONB and exceeds size limitations in Green Belt Policy
- Supporting statement incorrectly states the building is not listed [Officer note: a revised, corrected statement has been submitted by the architect.]
- Reference to previous temporary extensions is irrelevant as the building has been in its present form for 22 years.
- Extensive use of glass is inappropriate in relation to existing materials in the existing buildings.
- Conversion scheme was award winning and the proposals are detrimental to the character of the existing buildings which are visible from The Common
- Out of scale and character
- Detrimental to privacy of neighbours, including The Old Milking Parlour

- Buildings should not be linked to enclose the courtyard as the courtyard has never been enclosed in this way historically.
- Issues of ownership over driveway areas.
- Fence has been moved to create the parking space over which the new carport would be built.
- Query the accuracy of the drawings
- Glazing will allow views into the building when lights are on at night.
- Contrary to advice in the Downley Village Design Statement and Chilterns Building Design Guide.
- Loss of openness.
- Loss of view from Downley Farm House to the Common.
- Noise and disturbance from building works
- Carport encroaches into paddock
- Glazed extension is an inappropriate modern addition out of keeping with the existing buildings.
- There are bats and badgers in the area.

7 letters of support

- Will reinstate the earlier form of the building
- Has been the subject of consultation with Council officers and the applicants have responded to the advice received by amending their proposals in line with their advice.
- Alterations are sympathetic and aesthetically in keeping with this property's historical character.

Live opposite and consider the proposals do not detract from the property or surroundings, and the single storey extension enhances the aspects of the property.

18/05433/FUL

Scale 1/2500

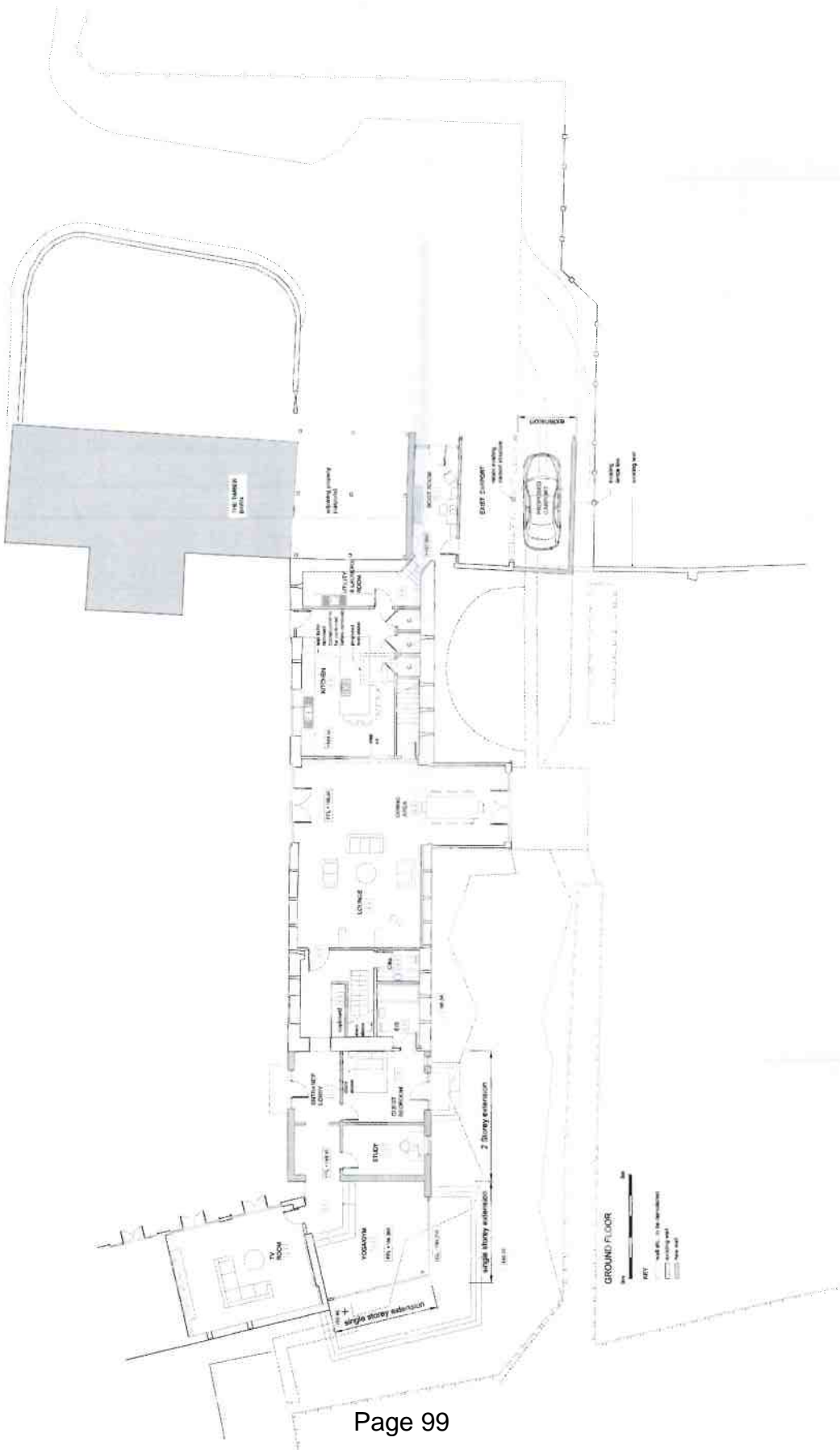


NOTE:
 This drawing is a plan of the proposed extension and alterations to the existing building. It is not a site plan and does not show the location of the building on the site. The architect is not responsible for the accuracy of the site plan or for the accuracy of the information provided in this drawing.

PLANNING

REV: 01/10/2017
 A: 01/10/2017
 B: 01/10/2017
 C: 01/10/2017

KEY
 Rooms to the numbering system in the schedule and Method Statement.



PLANNING
 15/10/2017
 ARCHITECTURAL
 jane duncan
 architects
 interiors

15/10/2017
 15/10/2017
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PROPOSED GROUND FLOOR PLAN

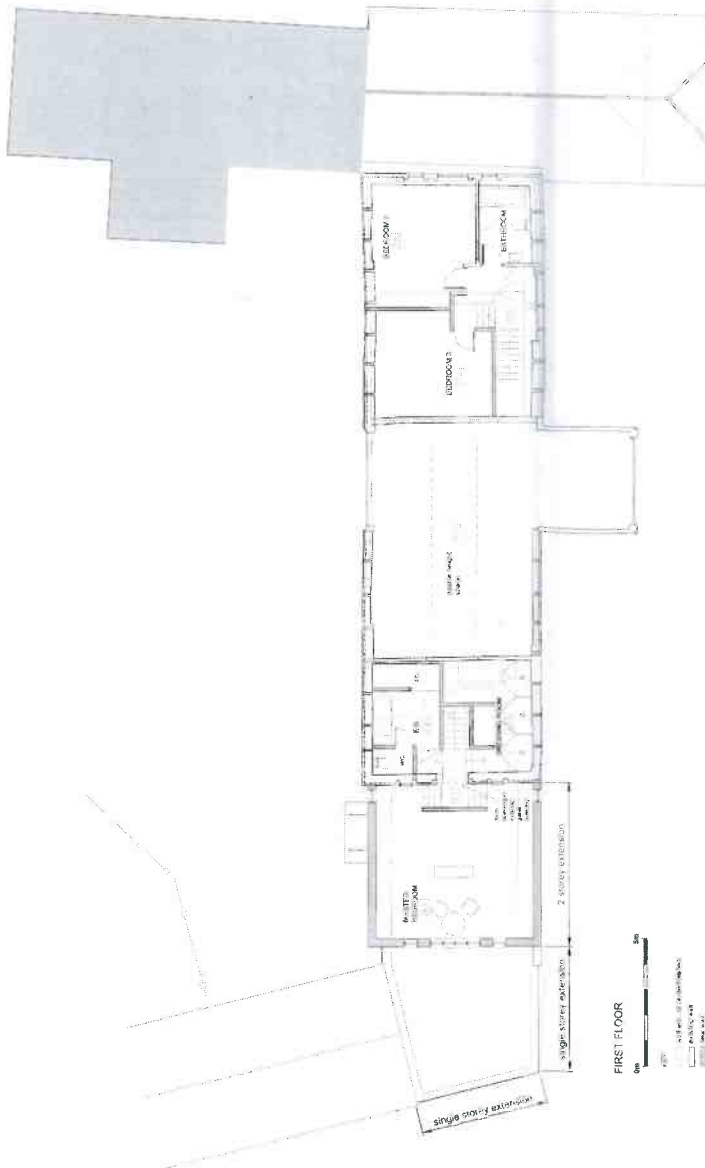
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PROJECT:	15/10/2017	CLIENT:	15/10/2017
SCALE:	15/10/2017	DESIGN:	15/10/2017
1:500:	15/10/2017	DATE:	15/10/2017

NOTE
 This is a preliminary drawing. It is not to be used for construction. It is for information only. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

PLANNING

REV	DATE	DESCRIPTION	CHK.
A	23.05.2017	Issue for comment and approval	
B	26.06.2017	Issue for comment and approval	
C	15.02.2017	Issue for comment and approval	

KEY
 Refer to the numbering system in the drawings for the following:
 - Windows
 - Doors
 - Partitions
 - Stairs
 - Lifts
 - Plant
 - Services
 - Structural
 - External
 - Internal
 - Other



FIRST FLOOR



jane duncan
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 interiors



DESIGN	MP & MRS D TOM
LOCATION	HUGHENDER HALL, DOWNLEY
PROJECT	PROPOSED EXTENSION & ALTERATIONS
DRAWING TITLE	PROPOSED FIRST FLOOR PLAN
DRAWING NO	THH 695 - PL 21
DATE	03.06.2017
SCALE	1:100
DRAWN	C. DUNCAN
CHECKED	C. DUNCAN

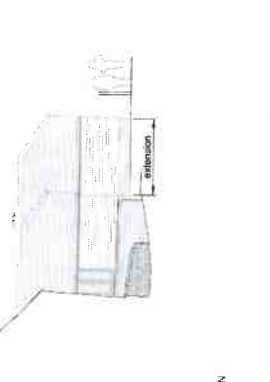
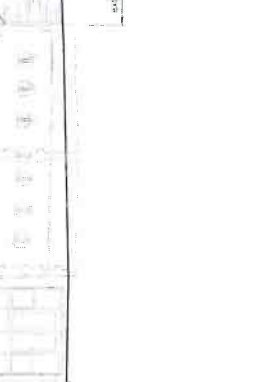
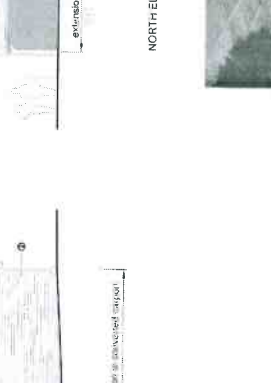
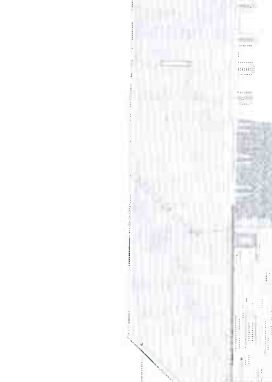
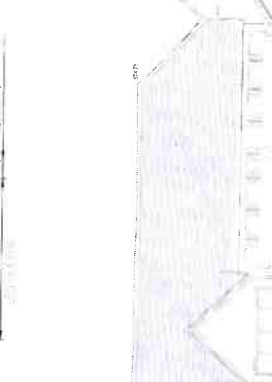
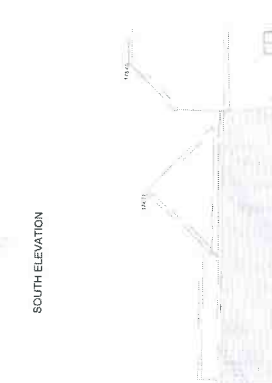
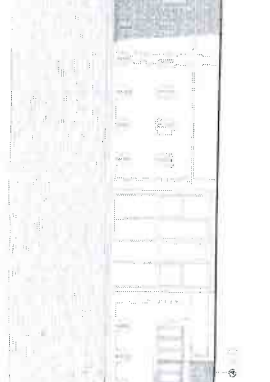
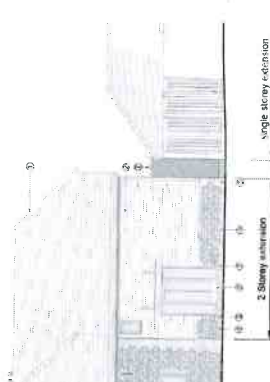
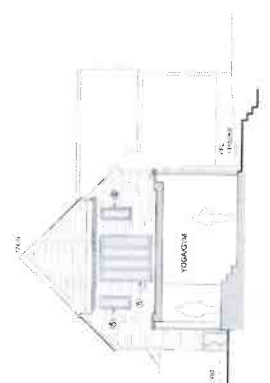
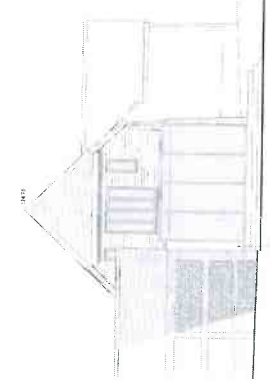
NOTE:
 This drawing is to be used for planning purposes only. It is not to be used for construction purposes. The contractor is to be responsible for all construction details and specifications.

PLANNING

REV	DATE	DESCRIPTION	CHK
A	20.08.2017	Complete set with all amendments	JK
B	20.08.2017	Final set for planning	JK

KEY
 Refers to the numbering system in the Method Statement and Method Statement.

- KEY
1. Plain clay tiles to match existing
 2. Feather edged boarding to match existing
 3. Bricks, same to match existing in colour and bond
 4. First fix (random lead timework) to match existing
 5. New double glazed timber door
 6. New double glazed sliding door panels
 7. Double glazed sliding door panels
 8. Conversion oak glazing panels
 9. Back bricks to match existing
 10. Brickle stone base to feet of timber posts
 11. Timber stairs to Studio
 12. Existing brick 3 feet wall to be retained
 13. Remove top section of added timber wall down to original floor, path, wall of barn extension.



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 LONDON EC4A 3DF
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 WWW.JANEDUNCAN.COM

CLIENT	MRS & MRS D TOM
ADDRESS	HUGHENDEN HALL, DOWNEY, COSSINGTON
PROJECT	PROPOSED EXTENSION & ALTERATIONS
PLANNING FILE	
COLLATING NO.	THH 695 - PL 22
REV	B
DATE	03.06.2017
CREATED	RJD



End bay of barn and central passage to be retained. Existing structure removed under Planning Application Ref: 17/02476/1 & 17/02476/2.

Agenda Item 9.

Contact: Emma Crotty DDI No. 01494 421822

App No : 18/05438/VCDN App Type: Variation of Condition

Application for : Variation of condition 2 (plan numbers) attached to PP 15/07401/FUL (Residential redevelopment comprising partial demolition, refurbishment and extension works to Uplyme House to provide 14 units (8 x 1 bed, 4 x 2 bed and 2 x 3 bed) with associated parking, amenity space and bin and cycle store) to allow an amended list of approved drawings.

At 35 Amersham Road, High Wycombe, Buckinghamshire, HP13 6QS

Date Received : 15/02/18 Applicant : Royal Grammar School

Target date for Decision 17/05/18

1. Summary

- 1.1. The proposal is considered to be acceptable. Therefore subject to the imposition of appropriate conditions, this revised scheme can be recommended for approval.

2. The Application

- 2.1. Planning permission was granted on 15th September 2016 under 15/07401/FUL for “Residential redevelopment comprising partial demolition, refurbishment and extension works to Uplyme House to provide 14 units (8 x 1 bed, 4 x 2 bed and 2 x 3 bed) with associated parking, amenity space and bin and cycle store.” This permission has not yet been implemented, but is still extant.
- 2.2. This proposal seeks to vary condition 2 of this permission (the plans condition) to enable a different set of plans to be used. This application is made under Section 73 of the Planning Act. Often referred to as an application to carry out development not in accordance with a condition, an application under this section of the Act actually has no effect on the original permission (it is not an amendment to an earlier permission). It is a separate freestanding permission that the applicant is entitled to implement or ignore. This application must therefore be capable of being implemented in its own right and thereafter all appropriate conditions and obligations from the original permission must be imposed. In particular the time limit condition cannot be extended. Therefore, if permission was granted, the development could be built out in accordance with the plans permitted under the original reference, or in accordance with plans submitted under this application.
- 2.3. In terms of the differences between the approved plans and plans submitted under this application, these can be summarised as follows. The proposed plans show:
 - the building would utilise the existing ground level, rather than requiring significant excavation work and being set in the ground. This therefore increases the height of the building (and window locations), particularly to the rear, given that the land gently slopes up to the rear of the site. At its greatest, the ground level difference would be around 1.5m.
 - 2 x flank windows on the northern side elevation (i.e. facing boundary with no. 37) would be rooflights instead of windows.
 - 1 x flank window on the southern flank side (i.e. facing Fairlawns) would be a rooflight rather than a window.
 - The gable ends in the rear elevation will be enlarged in width and height, taking the ridge of the most central rear gable above the ridge it adjoins (however it would still be lower than the ridge of the original property, which is viewed from the front). The height at this point would appear to increase by around 1.75m.
 - Some alterations have taken place to the floor plans of individual units and

therefore changing the rooms some windows serve.

- On the rear elevation, a window and patio door have swapped places.

- 2.4. The site is located on the western side of Amersham Road and is within the Amersham Hill Conservation Area. The application site is broadly rectangular in shape and comprises an area of approximately 0.25ha. Uplyme House is a large part two, part three storey red brick Victorian villa style building located towards the front of the site. It is used, along with a number of outbuildings to the rear of the site, as a boarding house serving the Royal Grammar School. A car park is located to the rear of the site (accessed separately from Hamilton Road), with school playing fields beyond. A private dwelling house is located to the north of the site, with a development of flats located to the south.
- 2.5. The plans have been amended during the course of this application to demonstrate where the existing ground level is and the height of the 1.8m boundary fencing. Furthermore additional floor plans have been submitted.
- 2.6. The emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version are material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.
- 2.7. 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

In this instance:

- The applicant/agent was updated of any issues after the initial site visit. Additional floor plans were requested and provided and plans were also updated to show the existing ground level and boundary treatment.
- The application is to be considered by the Planning Committee where the applicant/agent will have the opportunity to speak to the committee and promote the application.

4. Relevant Planning History

- 4.1. In 1995 and 1996 two alternative planning applications were submitted for a 60 bed two storey boarding facility (refs: 95/05890/FUL and 96/05770/FUL) for the school, which covered both the application site and the site currently occupied by Fairacres. Both applications were refused on the basis of impact on the Conservation Area, impact on amenities (noise from vehicles) and that the need for the facility did not outweigh the harm identified. The Council's decision was upheld on appeal.

- 4.2. In 1995 Conservation Area consent was granted for the demolition of 3 single storey buildings on the site (ref: 95/05918/CAC).
- 4.3. In 2000 outline planning permission was granted for a single dwelling on the site (00/5043/OUT). This planning permission was never implemented.
- 4.4. In 2001 planning permission was refused for 9 x 2 bedroom flats (ref: 01/05014/FUL) on Conservation Area and residential amenity grounds. The applicant appealed. The appeal was upheld and planning permission was granted by the Planning Inspectorate.
- 4.5. In 2016 planning permission was given for the original scheme for the redevelopment of Uplyme House to provide 14 units. This permission is still extant.

5. Issues and Policy considerations

- 5.1. The principal of the redevelopment of this site for residential units has already been accepted through the original application. It is considered the main issues for consideration given that this is a Section 73 application, relate to the impact on the amenities of neighbours and impact on the character and appearance of the surrounding area, including the Amersham Hill Conservation area.

Raising the quality of place making and design

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 (New Development in Conservation Areas and Conservation Area Character Surveys), HE8 (Demolition of Unlisted Buildings in Conservation Areas) and Appendix 1

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

Emerging New Local Plan: CP9 (Sense of Place), DM35 (Placemaking and Design Quality)

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)

Amersham Hill Conservation Area Appraisal

Residential Design Guide

Housing intensification SPD

- 5.2. The main differences between the approved scheme and proposed plans in relation to design are the reduction in the amount of excavation required, fenestration alterations and an increase to the size (width and height) of the rear gables.
- 5.3. The amendments to levels and fenestration alterations are considered to have a negligible impact on the appearance of the scheme; the change in levels would not impact on Uplyme House, nor would result in ridge heights to the rear section to be greater than this original section and therefore would hardly appear different from the approved scheme, particularly when viewed from the street scene. In fact the changes to levels would result in less reliance being placed on retaining walls, which could be seen as a positive benefit of the amended scheme.
- 5.4. Considering fenestration alterations, windows sizes would still appear to be proportionate to walls and in well-considered, design appropriate locations.
- 5.5. Considering the rear gabled element, the proposed plans would not result in a scheme as aesthetically pleasing as that approved, with the central gable enlarged and appearing more dominant. However, the gables would still have a ridge height lower than the ridge of the original section of the scheme and would only be directly visible from the school car park and playing field. On this basis, the amendments to the design are not considered to result in such a poor design that it would be harmful to the character and appearance of the area including conservation area and therefore it is not considered a refusal of the scheme, based on this element, could be justified.
- 5.6. Concern has been raised again about removal of trees to enable this development.

This scheme would not result in the removal of any further trees than those agreed to be removed through the approved scheme. Therefore the scheme is considered acceptable with regards to this issue.

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

- 5.7. The change in levels would result in the building (especially to the rear) being taller, mainly by around 0.55m, with windows set at a higher level. Furthermore, changes to the design of the rear gabled section may appear bulkier when viewed from neighbouring properties.
- 5.8. Considering immediate neighbour No. 37 Amersham Road to the north, a minimum gap of 2 metres would be retained to the boundary. Substantial vegetation grows along the boundary between the two dwellings the majority of which is within the control of No. 37. A number of windows were approved in the northern elevation of the original scheme at ground, first and second floor level (mix of elevation windows and rooflights), although all from first floor and above, were noted to be obscurely glazed and/or non-opening up to 1.7m above finished floor level. It is accepted that the amendments to levels would result in the ground floor windows being located higher than previously approved. However, these windows would subsequently be located at a standard ground floor height and plans state that a 1.8m high close boarded fence would be provided at the boundary. It is therefore not considered that these windows would have a detrimental impact on the privacy levels enjoyed by the neighbour at No. 37. Furthermore, two first floor windows are proposed to be replaced with rooflights instead. Rooflights would provide a less direct opportunity to overlook this neighbouring property. However, it would be considered reasonable to condition that these are also obscurely glazed and non-opening to a height of 1.7m above finish floor level. No alterations (in terms of levels or window locations/types) are proposed to those in the original building.
- 5.9. Considering the impact of the amendments to the rear section of the building on this neighbour, whilst it would appear bulkier than the rear element approved, this section is the furthest away from the dwellinghouse. It is also located over 5 metres from the boundary. Furthermore, whilst located south of the garden to this property, the increase in height would have only a marginal (if any) increased impact on the garden of this property by overshadowing or perceiving overbearing impact, particularly when also considering the established boundary treatment in this location, mostly within the control of No. 37. Therefore the impact on this neighbour is considered acceptable.
- 5.10. Considering the impact on Fairlawns to the south, the scheme would result in both ground floor and first floor windows appearing at a higher level. This neighbouring flatted development has a number of habitable room windows in its northern elevation facing the application site and the approved scheme permitted a number of habitable room windows facing Fairlawns. It was accepted that this would create a degree of mutual overlooking between the two buildings. However, given that the windows are mainly 26.5 metres apart (or not set directly opposite) and therefore exceed the Council's 25 metre minimum back to back distance the relationship was not considered to be unacceptable in this built up urban area where a degree of overlooking is considered to be unavoidable. Whilst this proposal would see the windows set at a higher level, this would not result in any further overlooking than that approved and considered acceptable under the approved scheme, particularly as there would be a 1.8m high close boarded fence along the boundary. Furthermore, the increased 'bulk' proposed to the rear of the scheme would have limited impact on neighbours at Fairlawns, given its location north of Fairlawns, separation distance, as well as it being beyond the build line of Fairlawns. Consequently, the impact on this

neighbour is considered acceptable.

- 5.11. Concern has been raised again in respect of noise and disturbance resulting from occupation of the proposed flats. This is a matter that could if necessary/appropriate be addressed by alternative legislation.

Infrastructure and Developer Contributions

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

Emerging New Local Plan: DM41 (Optional Technical Standards for Building Regulations Approval)

- 5.12. The development would be CIL liable. There is no need for any planning obligation.

Weighing and balancing of issues – overall assessment

- 5.13. 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.

- 5.14. 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

- 5.15. As set out above it is considered that the proposed development, whilst less visually attractive than the approved scheme, would not have a harmful impact on the amenities of neighbours properties (subject to conditions), particularly when taking into consideration the extant scheme for the site. Furthermore, the reduction in amount of excavation required (and reliance on retaining walls) is considered to weigh in favour of the development. On this basis, the proposal is recommended for approval.

Recommendation: Application Permitted

- 1 The development hereby permitted shall be begun before 15 September 2019.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 This permission is in respect of the following drawing numbers (as amended):
 - HRGS - PL-101F - Proposed Site Plan
 - HRGS - PL-200E - Ground Floor Plan
 - HRGS - PL-201C - First Floor Plan
 - HRGS - PL-202d - Loft Plan
 - HRGS - PL-400B - Front Elevation
 - HRGS - PL-401D - Side Elevation
 - HRGS - PL-402C - Rear Elevation
 - HRGS - PL-403E - Side Elevation
 - HRGS - PL-404B - Internal Front Elevation (date stamped 30 June 2016); and
 - HRGS - PL-405A - Internal Rear Elevation (date stamped 30 June 2016).Reason: For the sake of clarity.

- 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 given the location of the site within a conservation area.
- 4 All windows in the northern elevation at first floor level and above (including roof lights) shall be fixed shut and obscurely glazed to 1.7 metres above finished floor level. Thereafter the windows shall be retained as such.
Reason: To prevent an unneighbourly relationship with No. 37 by reason of overlooking.
- 5 No development shall take place until an arboricultural method statement (AMS) and tree protection plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development hereby permitted shall only be carried out in accordance with the approved method statement unless otherwise first agreed in writing.
Reason: This is a pre-start condition that is needed to ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value. This information is required prior to development commencing as it is relevant to every stage of the construction process (in particular ground works).
- 6 No above damp proof course works shall take place before a fully detailed landscaping scheme for the site (in broad conformity with site plan ref: PL-101F) has been submitted to and approved in writing by the Local Planning Authority.
The scheme shall include:
- Details of all fencing structures to be erected or retained, (including at least 1.8m high boundary treatment between the Fairlawns and No. 37 Amersham Road boundaries, adjacent the new development);
 - Details of all hard surface treatments (to be in conformity with the SUDs strategy and Arboricultural Method Statement);
 - A planting specification with a focus on native species (species, size and density);
 - Details of an underground planting structure such as strata cell or silva cell, where necessary, to allow the root balls of the proposed trees to expand beyond the confines of the planting beds and extend beneath the compacted soil of the hardstanding area.
 - The position of underground services; and
 - Details of defensive planting in front of ground floor habitable room windows
- 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.
- 7 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.
- 8 Unless otherwise agreed in writing all externally mounted illumination shall only be motion activated and the illumination should be at the warmer end of the colour spectrum.
Reason: To avoid impact on wildlife.

- 9 The development hereby permitted shall not be occupied until details of bin storage have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be occupied until the bin store has been provided in accordance with the agreed details.
Reason: In the interests of the bin collection service, character of the area and quality of living environment created for future occupiers.
- 10 The development hereby permitted shall not be occupied until details of cycle storage have been submitted to and approved in writing by the Local Planning Authority. The cycle store shall comprise an enclosure and lockable building containing Sheffield stands bolted directly to a concrete base. Thereafter the development shall not be occupied until the cycle store has been provided in accordance with the agreed details.
Reason: In the interests of the character of the area, quality of living environment created for future occupiers and to provide modal choice.
- 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 thereafter be implemented in accordance with the approved details. No occupation of the development shall take place until the scheme has been sustainable urban drainage strategy has been completed.
The scheme shall also include:
- Infiltration rate tests in accordance with BRE Digest 365;
 - Ground investigations, in particular groundwater level monitoring;
 - Detailed drainage layout with pipe numbers complete with full construction details, together with storage volumes of all SuDS features;
 - Source control methods included in the Proposed Site and Landscaping Plan (Drawing No. PL-101E); permeable tarmac, permeable paving slabs, a soakaway and water butts (the latter not to be included in attenuation volume calculations);
 - Details of any phasing of construction;
 - Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any on-site flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site. The scheme runoff rates shall be restricted to greenfield runoff rates or 2 litres per second (whichever is larger) for storms up to 1 in 100 plus climate change.
- Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in order to ensure that there is a satisfactory solution to managing flood risk. It is necessary to ensure any sustainable urban drainage solution does not negatively impact on the underground aquifer.
- 12 Development shall not begin until a whole life maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan should set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) following construction with details of who is to be responsible for the maintenance. Thereafter the site shall be managed in accordance with the approved details.
Reason: The reason for this being a pre-start condition is to ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for.
- 13 The scheme for parking shown on the approved plans shall be laid out prior to first occupation/operation 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, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

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. Additional floor plans were requested and provided and plans were also updated to show the existing ground level and boundary treatment.
 - 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 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.
- 3 It is contrary to 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 The applicants attention is drawn to the fact that a licence to disturb any protected species needs to be obtained from Natural England under the Conservation (Natural Habitats &c) Regulations 2010.
- 5 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; and,
 - 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.
- 6 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).

18/05438/VCDN

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Tony R Green- In light of the considerable concern this application has caused locally, I would ask that it is determined by the planning committee.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished

Consultations Reported

Conservation Officer

Comment: Planning consent was granted (ref: 15/07401/FUL) for the refurbishment and extension of Uplyme House to provide 14 units as accommodation associated with the Grammar School. This application is for the same accommodation and on the same footprint, but seeks to vary that consent by reducing the amount of excavation involved during construction. The extension would increase in height by approximately 1.5m. The main concern in conservation terms is that the rear elevation becomes a much more prominent design as the 2 small side flanking gables are increased in height to the same proportions as the central gable. While this is a backward step from the original proposals, in my view, it is not sufficient to warrant a refusal on conservation or design grounds.

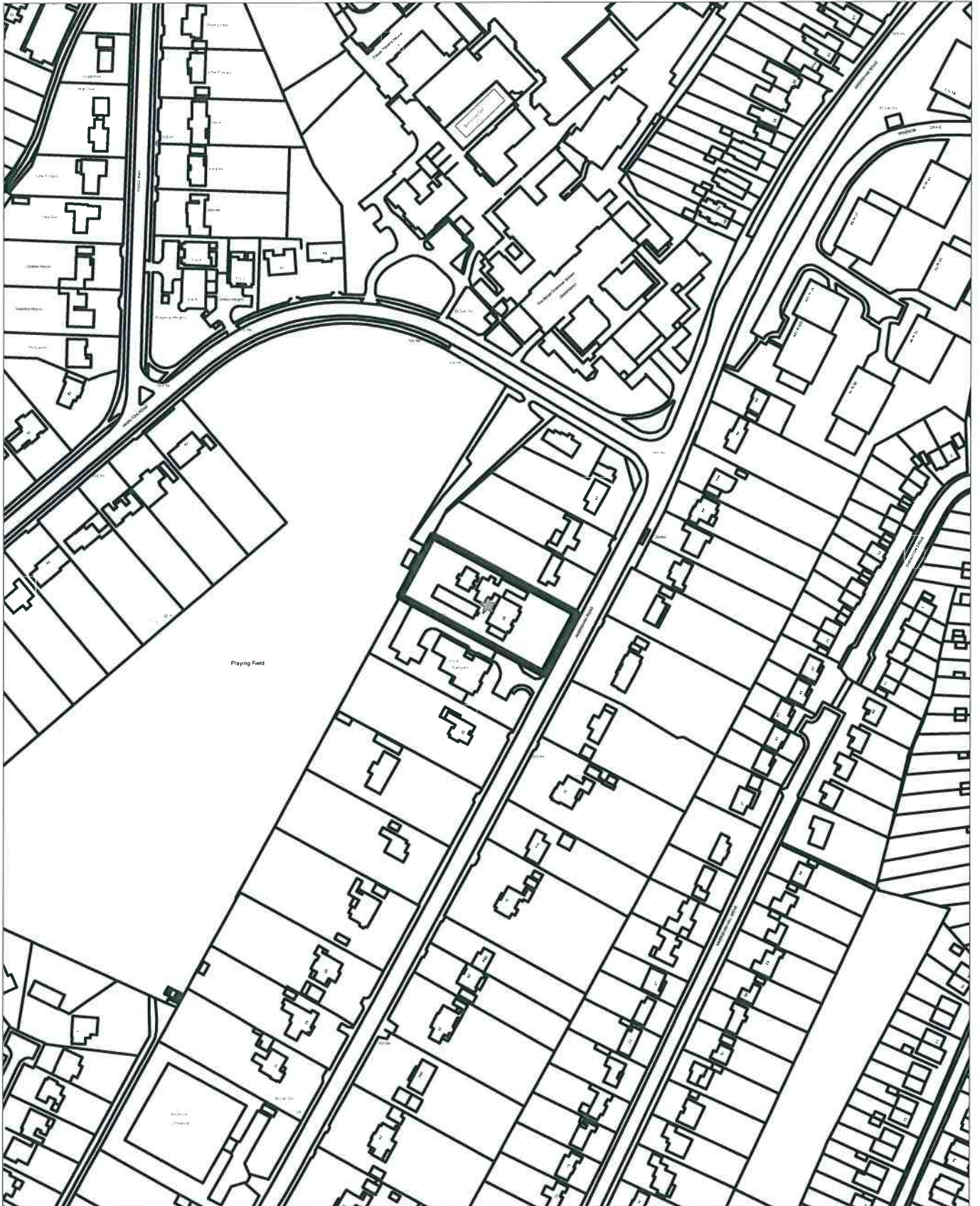
Representations

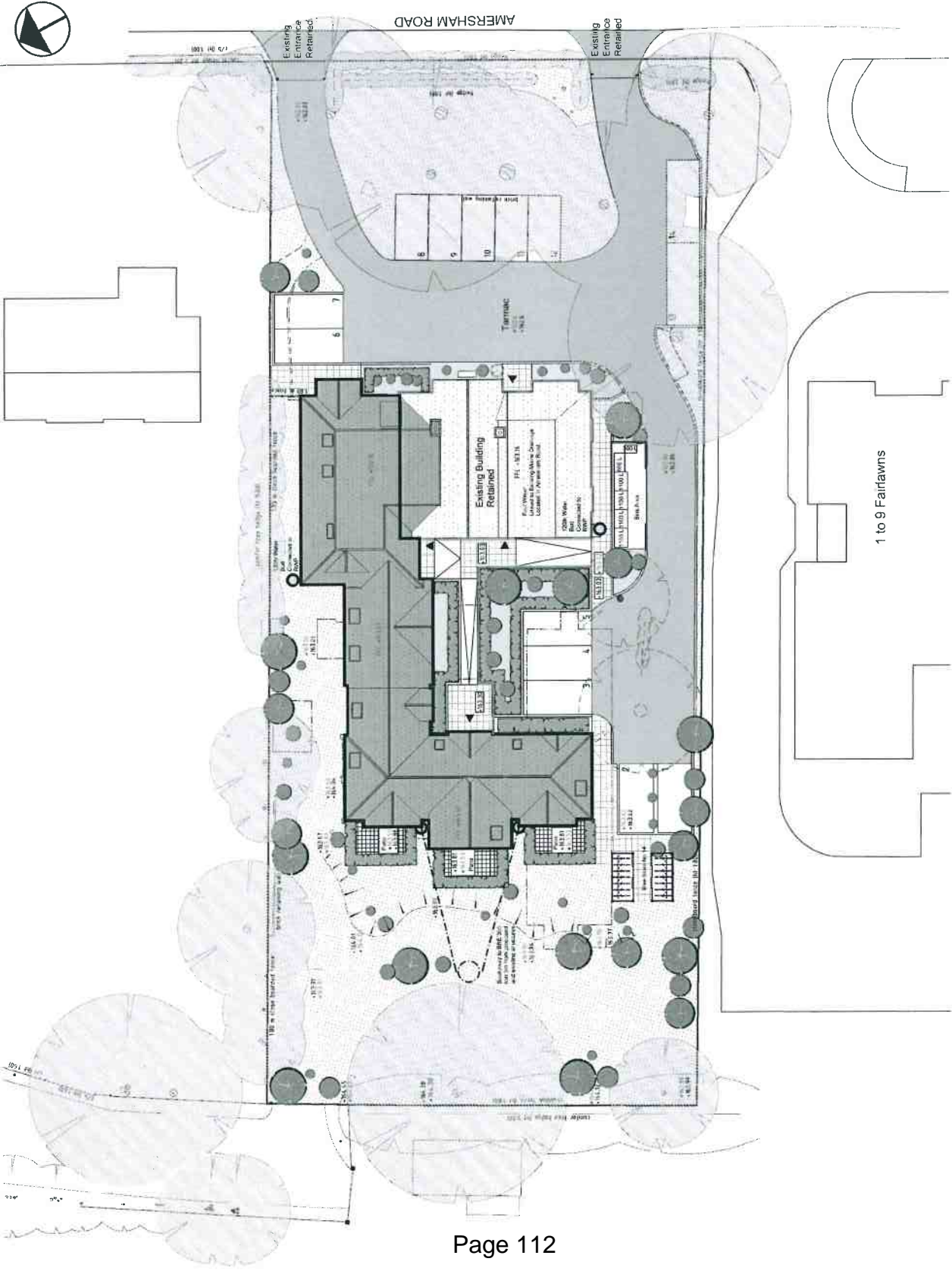
6 representations have been received objecting to the proposal including from Amersham Hill Residents' Association. Comments received can be summarised as follows:

- This is a noticeably bulkier building. Would make it far more obtrusive.
- Inconsistent with aims of the conservation area through being too large
- Overbearing appearance to no. 37 and Fairlawns
- Loss of sunlight, particularly to no.37 and Fairlawns (including gardens)
- Would result in overlooking to no. 37 and Fairlawns, particularly as window heights have been raised
- Quiet enjoyment of garden at no. 37 will be further eroded
- Will cause further disruption to the properties around
- Disappointed that a large tree which partly overhangs the Driveway into Fairlawns will be removed.
- Scheme would increase the level of noise emanating from a more densely populated property

18/05438/VCDN

Scale 1/2500





Key

- Existing Trees and hedges
- Proposed Trees
- Trees and Hedges to be removed
- Indicative Landscaping
- Grass
- Permeable 300 x 300 Paving Slab (Patio)
- Permeable 450 x 450 Paving Slab (Amenity spaces)
- Permeable Parking bay - Tarmac
- Permeable Tarmac road surfacing
- Existing Structure to be removed
- Existing building to be retained
- New Building
- Boundary line
- Retaining wall 500 mm height
- Existing Level
- Proposed level

Rev. E - Scaffolding added.
 water Butt Added
 Paving Slabs To be Permeable
 - 16.07.2016

■ Uplyme House, Amerisham Road, High Wycombe
 ■ Proposed Site Plan

■ Project HRGS
 ■ DWG No/rev. PL-101F
 ■ Scale 1:200@A2
 ■ Date MAY 2016
 ■ Checked by MS

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 27 June 2018 in Committee Room 1.

1.2 The commercial arm of the Council has prepared a proposal for the redevelopment of the former Bassetsbury Allotments site, Bassetsbury Lane, High Wycombe to provide two bedroom park homes with associated resident and visitor parking.

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 Planning Enforcement Team

Between 10/04/2018-14/05/2018

Reference	Address	Breach Details	Date Authorised	Type of Notice
17/00586/OP	147 Micklefield Road High Wycombe Buckinghamshire HP13 7EZ	Without planning permission, the erection of a detached outbuilding	18-Apr-18	No material Harm – Acceptable development
16/00505/OP	Datcha Kiln Lane Lacey Green Buckinghamshire HP27 OPT	Without planning permission, the carrying out of operational development comprising of: <ul style="list-style-type: none"> • The carrying out of engineering operations involving the removal of earth to create two escarpments • The erection and installation of 3 timber stables • The laying of hardcore within the escarpments and the laying of hardcore to create pathways • The erection of a metal structure for the storage of hay 	24-Apr-18	Enforcement Notice (re-served)
17/00574/OP	Lot E3 Mudds Bank City Road Stokenchurch Buckinghamshire	Without planning permission, the erection of wooden fencing	03-May-18	Enforcement Notice
17/00574/OP	Lot E3 Mudds Bank City Road Stokenchurch Buckinghamshire	Without planning permission a material change of use of the Land to open general storage	02-May-18	Enforcement Notice
17/00387/OP	Stocken Farm Main Road Lacey Green Buckinghamshire HP27 OPL	Without planning permission the erection of a detached dwelling	10-May-18	Planning Contravention Notice
17/00331/OP	1 Highbeeches Close Marlow Bottom Buckinghamshire SL7 3PX	Without planning permission the erection of trellis	23-Apr-18	Enforcement Notice

Reference	Address	Breach Details	Date Authorised	Type of Notice
18/00115/CU	First Floor Flat107 Dashwood AvenueHigh WycombeBuckingham hireHP12 3EB	Without planning permission change of use of rear offices for use as residential accommodation (4 x 1 bed units)	24-Apr-18	No material Harm – Acceptable development
17/00184/OP	10 Longland Way High Wycombe Buckinghamshire HP12 3UN	Conversion of a single dwelling house into 2 x 3 bedroom flats with construction of single storey side extension & covered access stairs to first floor flats, single storey front/side extension & associated alterations to garage to provide cycle and bin store (amended scheme to PP 16/07784/FUL) (part retrospective) in breach of conditions 2 and 3 of p/p 17/07377/FUL	18-Apr-18	No material Harm – Acceptable development
17/00491/OP	95 Carrington Road High Wycombe Buckinghamshire HP12 3HT	Without planning permission the erection of detached outbuilding	18-Apr-18	No material Harm – Acceptable development
18/00044/CU	Mudds Bank Stud Farm City Road Stokenchurch Buckinghamshire	Without planning permission the material change of use of the Land from agricultural to a mixed use comprising of agricultural and residential use by virtue of the siting of a mobile home on the Land for residential occupation	03-May-18	Enforcement Notice
18/00008/CU	Cambridge Cottage 13 Cambridge Road Marlow Buckinghamshire SL7 2NR	Without planning permission a material change of use of a detached outbuilding to form a self-contained independent dwelling.	03-May-18	Enforcement Notice
18/00108/PR	46 St Mary Street High Wycombe Buckinghamshire HP11 2HE	Without listed building consent, the insertion of a UPVC door and concrete lintel in north eastern external wall of the building.	24-Apr-18	Listed Building Enforcement Notice

Reference	Address	Breach Details	Date Authorised	Type of Notice
17/00299/OP	Fingest House Fingest Road Fingest Buckinghamshire RG9 6QJ	Without planning permission the formation of extended track	24-Apr-18	No material Harm – Acceptable development