



Planning Committee

Date: 27 June 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 30 May 2018 (attached).	1 - 4
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 Foundry Site between Translux Mill and Chapel Lane, High Wycombe, Buckinghamshire | 5 - 55 |
| 6. | 18/05307/FUL - The Royal Oak, Frieth Road, Marlow, Buckinghamshire, SL7 2JF | 56 - 66 |
| 7. | 18/05480/FUL - 15 West Drive, High Wycombe, Buckinghamshire, HP13 6JT | 67 - 78 |

Other items

- | | | |
|-----|--|---------|
| 8. | Pre-Planning Committee Training / Information Session | 79 - 80 |
| 9. | Appointment of Members for Site Visits
To appoint Members to undertake site visits on Tuesday 24 July 2018 should the need arise. | |
| 10. | Delegated Action Authorised by Planning Enforcement Team | 81 - 82 |
| 11. | File on Actions Taken under Delegated Authority
Submission of the file of actions taken under delegated powers since the previous meeting. | |
| 12. | Supplementary Items (if any)
If circulated in accordance with the five clear days' notice provision. | |
| 13. | 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: 30 May 2018

Time: 7.02 - 8.40 pm

PRESENT: Councillor P R Turner (in the Chair)

Councillors Mrs J A Adey, M Asif, Ms A Baughan, S Graham, C B Harriss, 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.

Standing Deputies present: Councillors Mrs W J Mallen.

Apologies for absence were received from Councillors: A E Hill.

LOCAL MEMBERS IN ATTENDANCE

Councillor A Green
Councillor D Knights

APPLICATION

18/05438/VCDN
17/08264/FUL

1 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 25 April 2018 be approved as a true record and signed by the Chairman.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 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.

4 17/07655/FUL - LAND SOUTH OF RIVER WYE AND FOUNDARY SITE BETWEEN TRANSLUX MILL AND CHAPEL LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE

Members noted that this application was deferred prior to the meeting in order for further information to be sought.

This application was deferred to allow for outstanding issues raised by consultees to be clarified. It was also noted that the full list of proposed conditions was not published at the end of the report and this would allow an opportunity for these to be inspected prior to the consideration of the proposal.

5 18/05433/FUL - HUGHENDEN HALL, PLOMER GREEN LANE, DOWNLEY, BUCKINGHAMSHIRE, HP13 5XN

Councillor A Turner assumed the Chair for the duration of the debate of this application due to the Chairman, Councillor P Turner declaring the application was within his Ward.

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

RESOLVED: that the application be approved.

The Committee was addressed by Councillors Mrs W Mallen and P Turner, the local Ward Members.

The Committee was addressed by Mr Nick Morgan in objection and Mrs Deborah Tom, the applicant.

6 17/08264/FUL - ICKNIELD HOUSE, ASKETT VILLAGE LANE, ASKETT, BUCKINGHAMSHIRE, HP27 9LT

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

RESOLVED: that the application be approved.

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

The Committee was addressed by Mr Matthew Jeffs in objection.

7 18/05113/FUL - LODGE HILL VIEW, LEE ROAD, SAUNDERTON, BUCKINGHAMSHIRE, HP29 9NU

Members noted that this application had been deferred prior to the meeting for further information to be sought.

Following the Planning Committee site visit, this application was deferred prior to the Planning Committee meeting to allow further information regarding the use of the annexe to be established.

8 18/05438/VCDN - 35 AMERSHAM ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6QS

Members noted the Update Sheet and that Condition 11 had been corrected.

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.

RESOLVED: that the application be approved.

The Committee was addressed by Councillors A Green and S Raja, the local Ward Members.

The Committee was addressed by Mr William Sprigge on behalf of the Amersham Hill Residents Association in objection and Mr Phillip Wayne, the applicant.

9 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted that the commercial arm of the Council had prepared a proposal for the redevelopment of the former Bassetsbury Allotments site, Bassetsbury Lane, High Wycombe, to provide two-bedroom park homes with associated visitor parking and would make a presentation prior to the next Committee meeting on Wednesday 27 June at 6.00pm in Committee Room 1.

10 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 26 June 2018 in respect of the agenda for the meeting on Wednesday 27 June 2018, the following Members be invited to attend with the relevant local Members:

Councillors: S Graham, C B Harriss, H L McCarthy, Mrs C Oliver, N J B Teesdale, A Turner, P R Turner and C Whitehead.

11 DELEGATED ACTION UNDERTAKEN BY PLANNING ENFORCEMENT TEAM

12 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.

Chairman

The following officers were in attendance at the meeting:

Mrs J Caprio	Principal Planning Lawyer
Mrs E Crotty	Principal Development Management Officer
Mrs L Hornby	Senior Democratic Services Officer
Mr P Miller	Technical Officer
Mr A Nicholson	Development Manager
Ms S Oborn	Design and Conservation Officer

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Agenda Item 5.

Contact: Chris Steuart DDI No. 01494 421543

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

NOTE: This report was withdrawn from the consideration of the Planning Committee at their meeting on 30 May 2018 due to the need for more clarification of a number of issues and the amount of information that had to be included within the supplementary report. Following the committee there have been on-going discussions between planning officers, consultees and the applicant and as a consequence there are text changes throughout the report.

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. The proposals are considered to provide a sustainable reuse of an existing employment area that would provide significant employment opportunities for the residents of High Wycombe and the wider District.
- 1.4. The recommendation is to permit the application.

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 beyond 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/B8 basis. Unit 6, the largest unit within the proposal, would operate solely for B8 purposes. This 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 24 hour and 7 days a week operations on the basis that it is intended that the majority of the units would be likely to be occupied by companies in the distribution and delivery sector which require such hours of operation in order to function successfully.
- 2.8. The breakdown of the units by floorspace is as follows:

Unit	Floorspace sq. m.	Accessed from...
1	509	Mill End Road
2	388	Mill End Road
3	424	Mill End Road
4	424	Mill End Road
5	795	Mill End Road
Total 1-5	2540	
6	2805	Chapel Lane
7	1322	Chapel Lane
8	963	Chapel Lane
9	382	Chapel Lane
10	458	Chapel Lane
Total 6-10	5930	

- 2.9. River corridors have also been proposed to the immediate south of the River Wye 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.
- 2.10. 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) Reptile Mitigation Strategy
 - m) Existing Site Surveys
 - n) Underground Utility Survey
 - o) Lighting Report
 - p) Noise Report
 - q) Utilities Statement
 - r) Proposed Site Layout
 - s) Proposed Floorplans and Elevations
 - t) Proposed Sections through site
- 2.11. Amended drawings were received during the course of considering the application.
- 2.12. 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.
- 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 form the principal employment base within the District.
- 5.2. Policy E3 of the Adopted Local Plan seeks to safeguard Employment Areas for uses falling within use classes B1, B2 and B8. The principal of redeveloping employment areas within the abovementioned uses is therefore supported within Policy E3.
- 5.3. 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.
- 5.4. The development proposal seeks a redevelopment of the site to provide 10 units. The largest of these is restricted to B8 (storage and distribution) use. The remaining 9 units may be flexibly used for classes B1a (light industrial), B2 (general industrial) or 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.
- 5.5. 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.

- 5.6. 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.
- 5.7. The principal of the development of this employment site for employment purposes is therefore clearly established. Moreover, such development proposals are considered to constitute a sustainable reuse of an existing employment area for which the current lawful use is for General Industrial purposes (Use Class B2).
- 5.8. Such development would, in the opinion of the Local Planning Authority, provide significant employment opportunities for the residents of High Wycombe and the surrounding District for which the current unemployment level is 2.9%.¹ Specifically, and when reviewing the Government's Employment Density Guide (3rd edition, Nov. 2015), the development could provide a minimum of 150 full time job based on the level of floorspace proposed and the likely split between use classes. This does have the potential to increase if companies operated a shift system.
- 5.9. This application is being considered in a context where only a limited amount of B Class development has been coming forward on sites within the District. B Class use sites have been lost due to landowners/applicants being able to demonstrate that there is no market for such uses at a particular site (due to the circumstances of the site) or by permitted development change of use rights. The current site has the benefits of being well connected to the principle road network, relatively close to the M40 Motorway and comprising an extensive level site which has been in employment use for a long time.
- 5.10. The applicant is a national developer of commercial sites and has a good understanding of the national and local employment market. The layout, size and style of buildings has been drawn up with the experience of market conditions. The smaller units are of a similar size a design to those that were built at Wycombe Marsh in 2012: those units are occupied and trading.

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)

- 5.11. 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.
- 5.12. Policy CS19 of the Core Strategy 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

¹ <https://www.nomisweb.co.uk/reports/Imp/la/1946157294/report.aspx#tabempunemp>

qualities of place are to be reinforced by enhancing landscape and built characteristics of the site.

- 5.13. 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

- 5.14. 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.
- 5.15. Units 1 to 5 face Mill End Road. Units 6 – 10 face towards the river Wye and back onto the residential properties to the south. A landscape belt runs between the commercial units and the neighbouring dwellings. Unit 6, the largest of the units proposed would be between 10m and 15m from the site's southern boundary.
- 5.16. The ridge height of units 6 – 10 would range between 11m and 12m within the western portion of the site. They are unlikely to be visible from the Chapel Lane streetscene given the significant setback of the units from the entrance point.
- 5.17. Units 1-5 within the eastern portion of the site would be conjoined, have a uniform front building line and setback in excess of 20m from Mill End Road. The ridge height of these units would be 11m and would exceed the height of neighbouring residential properties either side by 3m (no. 36) and 4.5m (nos. 22-28). However their setback from the streetscene and substantial screening from existing and proposed trees to be retained adjacent to Mill End Road would ensure that the units would not constitute a prominent feature within the streetscene.
- 5.18. 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. The final iteration of external materials would be controlled by way of a condition if planning permission were to be forthcoming.
- 5.19. 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).
- 5.20. 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.
- 5.21. 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

- 5.22. 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.
- 5.23. 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.
 - 5.24. 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.
 - 5.25. It should be noted that the Environment Agency has maintained an objection to the proposals. This objection has three parts: that the proposed river Wye corridor falls below 10m in places; that no details have been provided of ecological enhancements within the corridor, including the river channel; and that the chalk stream should be recreated through the site so that it enters the river Wye in a location beyond the Verco building and that it should have a river corridor each side of 10 m width.
 - 5.26. In terms of the river Wye this application provides the opportunity to create a river buffer in compliance with planning policy. The aim has been to provide an undeveloped space of at least 10m width along the River Wye. In the location close to Mill End Road a 10m buffer is provided but the site boundary and boundary fence would sit within the buffer and at its closest the fence would be about 7.5 metres from the river. At the Chapel Lane end of the site the corridor is pinched at the site access and at one location within the site but otherwise widens to over 16 metres. In summary therefore the arrangement is for there to be a buffer in excess of 10 metres but with a few pinch points. It is considered that this arrangement accords with planning policy.
 - 5.27. In terms of the ecological enhancements of the corridor details have been provided and these will be secured by planning condition. The Environment Agency would like to see the existing concrete bank to the River Wye that is located adjacent to the site removed and a naturalised bank restored and this can be secured by planning condition.
 - 5.28. There is an existing tributary to the River Wye that arises from a spring in Penmore Close and runs through the application site in a below ground culvert. It joins the river Wye beneath the existing Verco factory. This has been the subject of discussion between the applicant and planning officers and officers have encouraged the removal of the culvert and the re-creation of a stream through the site. The applicant has responded to this and the drawings have been amended a number of times to provide this feature. The revised proposals indicate the de-culverted tributary with a moderate buffer either side of a 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.
 - 5.29. The Environment Agency wish to see the stream further re-routed so that it joins the River Wye upstream of the factory and also so that a 10m wide buffer is provided each side of the stream. This would have the effect of sterilising a significant part of the site from development, impacting on the viability of the redevelopment, and is not an amendment that can be negotiated. In any case officers doubt whether such an arrangement would represent the minimum arrangement that would be allowed by planning policy.
 - 5.30. DSA Policy DM15 requires that opportunities for de-culverting watercourses be actively pursued. Planning permission will only be granted for proposals that do not culvert watercourses and do not prejudice future opportunities for de-culverting. A strict reading of policy would suggest that the stream could remain in its culvert as long as de-culverting could take place at some future time. In this case the

development exceeds that requirement by de-culverting the stream as part of the development proposal. The text following the policy also recognises that in some situations a 10m wide buffer may not be achievable, as is the case here.

- 5.31. The emphasis in this redevelopment is 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

- 5.32. 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.
- 5.33. 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.
- 5.34. 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.
- 5.35. Substantial landscaping is proposed to the rear of units 6-10 in the space between the commercial units and the existing dwellings. This would take 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.
- 5.36. 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.
- 5.37. 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.
- 5.38. A variety of trees and shrubs are also proposed to be planted within the River Wye and de-culverted tributary corridors.
- 5.39. Both the Council's Landscaping and Arboricultural officers have found such proposals to be acceptable and consider that the level, variety and species of planting proposed to be appropriate for this particular location.

Connectivity

- 5.40. 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.
- 5.41. Consideration has been given to whether an east west pedestrian/cycle route could

be provided through this site but this has not proved viable from a safety and amenity standpoint.

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

- 5.42. The applicant has provided a detailed transport assessment which has been scrutinised by the Highway Authority. The technical work relates to the development as originally submitted before the floorspace was reduced by 750 sq. m. as a result of layout amendments.
- 5.43. The report considers highway capacity and in particular the highway junctions around the site. While junctions are operating slightly beyond capacity, the traffic generated by the development will only have a marginal impact upon them. On this basis the Highway Authority see no reason to object to the planning application.
- 5.44. The Highway Officer has had regard to the local concerns relating to Mill End Road. The site access is close to Millbrook School. The concerns relate to:
- (a) Vehicle speeds
 - (b) Commercial and school related vehicles parking on the highway in breach of waiting restrictions
 - (c) The number of goods vehicles currently manoeuvring and loading/unloading near the school.

However, these are matters whereby either existing legislation can be used to combat legal infractions (i.e. parking and speed limit enforcement) or are not impacted by the scope of this planning application (parental drop-off/collection activities).

- 5.45. It is considered that there is very little that can be secured via a planning permission outside of mitigation that can be fairly and legally secured to address existing issues. Nonetheless, the obligations that can be secured should minimise the development's cumulative impact on the local area and potentially contribute toward a safer environment for highway users. The matters that can be secured include:
- (a) The existing access and egress from the site onto Mill End road will need to be upgraded. This will likely require removal or relocation of the existing pedestrian refuge on Mill End Road closest to its junction with Eaton Avenue.
 - (b) If the pedestrian refuge is removed, a pedestrian crossing will be needed at some point between the site and the Millbrook School.
 - (c) There is very little in the way of advanced signage to alert drivers to the school itself. As a result, the applicant will be required to investigate and potentially erect advanced school signage with flashing lights on each approach to the Millbrook School.
- 5.46. The site layout has been assessed and is considered to be acceptable from the point of view of larger vehicles accessing and turning within the site.
- 5.47. The Highway Authority have concluded that the proposals would be acceptable subject to planning conditions.

Parking

- 5.48. 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.
- 5.49. 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.
 - 5.50. 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.
 - 5.51. On this basis and in accordance with the Parking Guidance, such B2 (general industrial) development should provide 1 parking space per every 64 sq. m. Likewise, B2 (industrial estate) development should provide 1 parking space for every 87 sq. m. with B8 (storage and distribution) providing 1 space per every 130 sq. m. of floorspace.
 - 5.52. 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.
 - 5.53. 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).
 - 5.54. The eastern portion of the site accessed from Mill End Road comprises a total floorspace of 2540 sq. m. 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.
 - 5.55. 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 flexible use (worst case scenario being use class B1(c)).
 - 5.56. It is therefore recommended 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.
 - 5.57. 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.
 - 5.58. 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)

- 5.59. 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.
- 5.60. 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.
- 5.61. Commercial units 6-10 are located adjacent to residential property in Sandsdown Close and Penmoor Close. During the course of considering the application the units have been relocated further from the boundary of the site in this location. The ridge heights of commercial units 6-10 would range between 11m and 12m. Units 7-10 are designed with a pitched roof. The eaves height closest to the neighbouring properties would be between 8m and 9m in height. Unit 6 is designed with a hipped roof so that the high point is also away from the neighbours. The reasons for this are that the application site levels are lower than the residential site levels and drop by between approximately 2m – 2.5m. The boundary is characterised by an existing 1.7m - 2.5m high concrete retaining wall with a 1.8m high close boarded fence on top and this would be retained. Realistically therefore, the first 3.5m – 4m of the proposed buildings would be shielded from view with respect to the properties on Sandsdown Close directly facing the development site. The ridge heights of the commercial buildings would exceed the ridge height of adjacent residential properties on Sandsdown Close and Penmoor Close by only a small degree. Substantial landscaping is also proposed to the rear of units 6-10. On parts of the boundary where there are existing trees to be retained these will be protected during construction. The relationship of the new development to the existing houses is considered to be acceptable.
- 5.62. The submitted Daylight and Sunlight report demonstrates 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. It is also noted that the dwellings within Sandsdown Close and Penmoor Close 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.
- 5.63. 4.5m high timber acoustic barriers are proposed to the rear of Nos. 55-61 Chapel Lane. These 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.
- 5.64. The commercial units will not overlook adjacent residential properties because their facing elevations lack windows.

- 5.65. 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 that 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.
- 5.66. 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 to be materially affected by the proposed developments.
- 5.67. The proposals are considered to be acceptable in terms of their impact on adjoining property.

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

- 5.68. 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. 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.
- 5.69. The overall mitigation strategy at the site is based on the development operating on the basis of 24 hours a day. 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 of surrounding houses between 23.00 – 07.00 hours.
- 5.70. The applicant has undertaken noise reports to assess the impact of the development. The latest noise report indicates that an acceptable level of noise would be experienced within the adjacent residential properties conforming to the required dB levels both during the day and night time hours.
- 5.71. The layout has been designed to reduce noise impacts to neighbours. The proposed buildings (units 6-10 the largest units) back onto residential property in Sandsdown Close and Penmoor Close. The outdoor activity will occur to the front of the buildings so the buildings screen the noise from the dwellings.
- 5.72. Noise barriers are also proposed on the site boundaries. 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.

5.73. 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 unacceptable level in relation to neighbouring residential properties and found the proposals to be acceptable.

5.74. A planning condition is recommended requiring details of any external plant so that it can be controlled in the interests of noise.

Lighting

5.75. Policy G16 of the Adopted Local Plan specifies 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 therefore needs to 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 development adjacent to sensitive areas, conditions may be imposed to, inter alia, restrict the level of lighting, hours of operation, height and luminance.

5.76. 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 the relevant BREAAAM requirements and Part L2A of the building regulations.

5.77. The external lighting would be controlled by a combination of photocells and timeclocks. 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.

5.78. 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.

5.79. A planning condition is proposed to secure the final details of external lighting because the applicants ecological study states that the lighting scheme needs to take account of ecological issues and it is not clear whether this has been done.

Air Quality

5.80. Core Strategy Policy CS18 (Waste/Natural Resources & Pollution) seeks to avoid unacceptable air pollution.

5.81. 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.

5.82. 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.

5.83. The Council's Environmental Services Officer has considered the air quality impacts of the proposal. The air quality impacts of the use of the site on the nearby Air Quality Management Area has been a concern. There has been negotiation with the developer to overcome these concerns. The developer has responded by:

- (a) amending the layout of the development to reduce the size of the units which will inevitably reduce the number of vehicle movements
- (b) amending the layout to provide electric vehicle charging points for 17 parking spaces.

The Environmental Services Officer considers that this will go some way towards restricting the impact of air pollution caused by the use of the site on local air quality management areas and raises no objections to the development on the basis of air quality.

- 5.84. It is also noted that air quality needs to be viewed in terms of the fall-back position of this site where the land could be used for employment purposes (Class B2).

Contamination

- 5.85. Concerns have been raised from local residents with regards to potential contamination of the site and the potential knock on effect associated with the proposed development. The Council's Environmental Services department have reviewed this issue and stated that due to the sites former industrial use, it is likely that some contamination will be found in the soil on and surrounding the site. However, it is recognised that the site will be covered in hard standing which will restrict the pollutants from reaching the surface. The proposed use of the land will not result in any sensitive receptors using the site and will not involve activities that will likely bring receptors in contact with pollutants. The development is acceptable.

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)

- 5.86. 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.
- 5.87. Following the submission by the applicant of a revised Flood Risk Assessment (FRA) and subsequent information as requested, the LLFA have now removed their initial holding objection subject to confirmation of the existing and proposed surface water drainage run off at the site.
- 5.88. Such information could not be obtained at the time of finalising this report however the LLFA has indicated that the required rates are likely to be achievable. Such information along with a planning condition to be recommended by the LLFA will be provided to the Planning Committee in a supplementary 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)

- 5.89. 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.
- 5.90. 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.
- 5.91. 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)

- 5.92. The site in its current form is dominated by hardstanding and two large commercial buildings. In the south and west of the site the site comprises the footprints of demolished buildings, crushed concrete and hardcore. The site has some ecological value in its present form as vegetation has colonised the previously developed part of the site and created wildlife habitats. The River Wye runs along the northern site boundary and together with existing hedgerows and trees also has ecological value.
- 5.93. A watercourse runs in a culvert through the site from north to south. It joins the river Wye within the main Verco factory site.
- 5.94. The submitted Preliminary Ecological Appraisal indicates that protected species noted as being within the site comprise slow worms, the common lizard and grass snake. The Appraisal states that no evidence of bat roosting was found within the site, however the existing site features provide a range of foraging and navigation opportunities for a range of bat species. 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. Mitigation measures would however be required to avoid a net loss of biodiversity particularly relating to the current hard surfaced areas which are a suitable habitat for reptiles.
- 5.95. The measures that appear on the layout plan that will enhance biodiversity include:
- (a) The provision of a river corridor along the river wye.
 - (b) The de-culverting of the chalk stream through the site and the provision of a reduced corridor beside the stream.
 - (c) The provision of landscaping within the river corridors and within the site
 - (d) The retention of existing planting on the site margins.
 - (e) Sensitive use of sight lighting.
 - (f) Proposals for the protection of reptiles.
- 5.96. The development is considered to be able to provide a net gain to biodiversity and is therefore acceptable.
- 5.97. A planning condition is recommended relating to the ecological management of the site.

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)

- 5.98. 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 for the proposed development. However, this was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations.
- 5.99. In terms of water efficiency the policy requires the standards in BREEAM are met.

This can be the subject of a planning condition.

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)

5.100. The proposed development is not liable for CIL.

5.101. 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

5.102. 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.

5.103. 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

5.104. 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.

5.105. 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.

5.106. The two areas that have been identified where a conflict with policy could be argued to occur are:

- (a) The lack of a footpath cycleway through the site linking Mill End Road to Chapel Lane (DSA Policy HW1)
- (b) DSA policy DM15 relating to river corridors due to the restricted corridor associated with the stream.

5.107. These policies have been assessed within the main body of the report and the reasons for the lack of the footpath cycleway and corridor beside the stream have been explained.

5.108. In terms of weighing and balancing all considerations it is considered that the planning benefits of providing a new job creating employment development on an existing employment site in a sustainable location far outweigh any policy or other alleged harms.

5.109. It is recommended that planning permission be granted subject to planning conditions.

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 C-167-TP-01G, C-167-TP-02B, C-167-TP-03B, C-167-TP-04B, C-167-TP-05A, C-167-TP-06D, C-167-TP-07B, C-167-TP-08C, C-167-TP-09E, C-167-TP-10A, C-167-TP-11A, C-167-TP-12, C-167-TP-13A, C-167-TP-14A, C-167-TP-15A, C-167-TP-16A, 739.10.04, 739.19.03, 739.29.03 and 739.39.03 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.
- 3 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.
- 4 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.
- 5 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory appearance.
- 6 No building shall be occupied:
 - a) on the section of the site accessed from Chapel Lane, or
 - b) on the section of the site accessed from Mill End Road,until the noise barriers relating to the part of the site on which they are located are erected. The noise barriers shall be of a design that has been submitted to and approved in writing by the Local Planning Authority prior to their erection. Thereafter, the noise barriers shall be retained on site.
Reason: To secure a satisfactory external appearance.
- 7 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) the parking of vehicles of site operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials used in constructing the development

- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e) wheel washing facilities
- f) measures to control the emission of dust and dirt during construction
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of highway safety and the amenities of the area.

- 8 Drawings of the site identifying the following shall be submitted to and approved in writing by the Local Planning Authority before any development takes place;
- a) Existing ground levels on site (spot heights) including a datum point that is located off site. Levels should be Above Ordnance Datum (AOD).
 - b) The level of the road outside the site. (AOD).
 - c) The proposed levels on site following completion of the development (for each existing height a proposed height should be identified).
 - d) The location and type of any retaining structures needed to support ground level changes.
 - e) The Finished Floor Level for every building that is proposed.
 - f) Cross sections within the site taken up to the site boundaries. The information supplied should clearly identify if land levels are being raised or lowered.
 - g) In the case of residential development, sections showing the level of the proposed garden(s) and retaining structures.

The development shall be carried out only in accordance with the approved details.

Reason: To ensure that the work is carried out at suitable levels in relation to adjoining properties and highways.

- 9 An Arboricultural Method Statement (AMS) including a Tree Protection Plan (TPP) in accordance with the British Standard 5837:2005 Trees in relation to construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority before any development or other site clearance works take place.

The AMS shall include:

- a) Detailed plans showing location of the protective fencing including any additional ground protection whether temporary or permanent;
- b) Details as to the location of proposed and existing services and utilities including drainage, where these are close to Root Protection Areas (RPAs);
- c) Details as to the method, specification and materials to be used for any "no dig" surfacing, and; (and the area within the development to which it applies).
- d) All phases and timing of the project in relation to arboricultural matters and details of supervision by a qualified arboriculturist.

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

Reason: To ensure the satisfactory protection of retained trees in the interests of visual amenity.

- 10 Unit 6 hereby approved shall not be used for any purpose other than a use falling within Use Class B8 (Storage and Distribution) as so defined in the Town and County Planning (Use Classes) Order 1987 (as amended).

Reason: To ensure satisfactory parking provision at the site.

- 12 Prior to occupation of the development the following off-site highway works shall be undertaken which include:

- The upgrade of the Chapel Lane and both Mill End Road access/egress points to meet Buckinghamshire County Council's guide note "Industrial Vehicular Access Within Highway Limits" 2013 specifications;
- An investigation, consultation and eventual implementation of a zebra crossing on Mill End Road to a point north of the site egress point;

- The removal of existing pedestrian refuge north of Mill End Road site egress point; are laid out and constructed in accordance with details to be first approved in writing by the Local Planning Authority in consultation with the Highway Authority.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development
- 13 No wall, fence, hedge or other means of enclosure to be provided along the site frontage shall exceed a height of 0.6 metres above the level of the centre line of the access for a distance of 5 metres on both sides of the each site access or egress point.
Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.
 - 14 The scheme for parking and manoeuvring, and the loading and unloading, of vehicles shown on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
 - 15 Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.
Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.
 - 16 Prior to occupation of the development, a scheme for controlling the delivery of vehicles during night time hours (23.00-07.00) in accordance with the Freight Transport Association (FTA) best practice shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the operations taking place at the site shall be undertaken in accordance with the approved scheme.
Reason: In the interests of residential amenity.
 - 17 Details of all external plant to be installed in association with Units 1-10 hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. No external plant shall be installed other than in accordance with the approved details.
Reason: To protect the occupants of nearby residential properties from noise disturbance.
 - 18 The scheme for external lighting hereby permitted shall be implemented in accordance with the approved details as shown within the External Lighting Assessment Revision V2.
Reason: In the interests of neighbouring amenity.
 - 19 Prior to the occupation of the development hereby permitted, 17 electric vehicle charging point shall be installed to serve the car parking space indicated on drawing C-167-TP-01 revision G. Thereafter the electric vehicle charging points must be maintained in full working order.
Reason: To reduce the negative impact on the health of residents living within the Air Quality Management Area.
 - 20 Should the units be used by businesses with trade counters, the trade counter shall not exceed whichever is the smaller of 15% of the total ground floor floorspace of the building or 50 sq. m. The trade counter retail floorspace shall be ancillary to the storage use of the building and shall not be occupied as a separate independent retail unit.

Reason: The proposal is located within an area where planning policies would not allow retail uses.

21 No building shall be occupied until the stream that runs north – south through the site has been deculverted and the river corridor has been set out on site.

Reason: In the interests of ecology, the character and appearance of the development and to comply with the Councils policies regarding river corridors.

22 Then development shall be designed to meet the water efficiency standards set out in BREEAM Excellent with a maximum number of water credits.

Reason: In the interests of the conservation of water.

INFORMATIVE(S)

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

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

The application was determined without delay.

2 It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

3 The applicant is advised that the off-site works will need to be constructed under a section 278 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact Development Management at the following address for information:-

Development Management (Works Co-ordination & Inspection)
Buckinghamshire County Council
6th Floor, County Hall
Walton Street,
Aylesbury
Buckinghamshire
HP20 1UY

4 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.

5 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

6 The applicant is advised to contact the Highways Development Management delivery team to determine the extent of pre-condition surveys.

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

17/07655/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Zia Ahmed

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:

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

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.

[Officer note: Amended landscaping plans have been received based on the landscape officer's comments and found to be acceptable.]

Ecological Officer

The proposals provide some space for wildlife within the undeveloped space and the biodiversity metric which has now been submitted in the report Ref: CSA/3374/01 shows that a small net gain in biodiversity can be achieved through maximising the ecological value of these spaces. Information on

how the ecological value will be created and managed has been outlined but a condition is still required to ensure the detail is produced and followed.

Control of Pollution Environmental Health

Identified Environmental Services issues relevant to Planning:

- Air Quality from additional vehicle movements effecting the health of local residents in the nearby Air Quality Management Area.
- Noise from commercial units causing nuisance to local residents
- Light from commercial units causing nuisance to local residents
- Contaminated Land

Conclusion:

Air Quality impacts of the use of the site on the nearby Air Quality Management Area has been a concern. A lot of effort, in terms of negotiating with the developer, has been put in to overcome these concerns. I am pleased to see that the developer will now provide electric vehicle charging points for 17 parking spaces. This will go some way towards restricting the impact of air pollution caused by the use of the site on local air quality management areas. There have also been amendments to the size and mixture of the proposed units which will inevitably reduce the number of vehicle movements.

It has been noted that the developer will restrict noise nuisance from the site by erecting an acoustic fencing around the perimeter of the site. This was proposed as a result of a noise survey and through the use of noise mapping software. The latter clearly shows that the proposed acoustic fencing is sufficient at controlling noise from the site.

The lighting report, in particular the horizontal lux diagram, demonstrates that light spill will not negatively impact on local residents. All light spill levels are below the limits stated within the Institution of Lighting Engineers' Guidance notes for the reduction of obtrusive light.

Due to the sites former industrial use, it is likely that some contamination will be found in the soil on and surrounding the site. However, it is recognised that the site will be covered in hard standing which will restrict the pollutants from reaching the surface. It is also worth noting that the proposed use of the land will not result in any sensitive receptors using the site and will not involve activities that will likely bring receptors in contact with pollutants.

Recommendation (with conditions if appropriate):

I have no objection to this application.

County Highway Authority

Summary

The proposals effectively seek to remove around 4,533m² of existing B2 floor space and replace it with facilities comprising of 8,470m² B1(c), B2 and B8 Employment floor space. In terms of vehicular entry and egress, the proposals will utilise the three existing access; one on Chapel Lane and two on Mill End Road.

General layout and access point use

The site plan shows that the aforementioned total floor space will be accommodated within 10(no) units of various sizes distributed across the site. Specifically, Units 1–5 would be served by the two accesses located on Mill End Road (with the intention to utilise the southernmost as an access point and the northernmost used for exit), and Units 6–10 using the singular Chapel Lane access.

On-site turning and manoeuvring

For the section of the site handed toward Mill End Road, an In/Out arrangement reduces (but not entirely removes) the need for dedicated space within the site for turning manoeuvres. Although the initial submissions only demonstrated a rigid vehicle's swept path analysis, a subsequent drawing showed the relative manoeuvres required for the access/egress of articulated vehicles.

A sole point of access for the section of the site apportioned to Units 6–10 is featured and has loading bays and internal hardstanding that will allow the largest of regular articulated heavy goods vehicle to enter the site, turn within and then egress onto Chapel Lane in a forward gear.

Overall comparative vehicle trip generation

Regardless of which entrance/exit point used, the extant/historical use of the site has/had a vehicle trip generation associated allied with the use of 4,530m² of B2 floor space. Although the results of an interrogation of the TRICS (Trip Rate Information Computer System) database have been included within the submitted Transport Assessment (TA), I have conducted my own analysis that utilises sites with characteristics and parameters more relevant to the site in question.

It appears that the applicant appears to seek a flexible level of the three employment land uses, which consequently makes it difficult to predict both the proposed development's overall traffic generation potential and the specific amounts attributed to the respective Chapel Lane and Mill End Road access/egress points. As a result, it is important to bear in mind that I have calculated the overall site trip rate in a '**worst case scenario**' (i.e. if the entire site was only used for just one of the sub-uses).

Taking a pragmatic approach, the site layout would seem to suggest that the B8 Storage and Distribution would be focused on the portion of the site accessed by Chapel Lane and the B1(c) and/or B2 uses located on the Mill End Road site. By my calculation, this would be around a 70/30 land use split of these respective uses.

The results show that the current lawful B2 use of the site could produce around 127 daily vehicle movements, of which 54 would be OGV movements (both rigid and articulated) equating to 43% of the site's total daily movements. However, the effective doubling of the site's land use increases its traffic generation potential accordingly. This specific impact is dependent on what mix is ultimately deployed throughout the site upon occupation. Another important issue to regard is that a B2 use (i.e. the site's current lawful use) often produces the lowest trip generation figure per 100m² out of the three Employment use sub-classes.

General network and specific junction capacity

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. Nonetheless, and in reference to paragraph 32 of the National Planning Policy Guidance, developments should only be refused consent if their cumulative impact is severe.

When reviewing the submitted junction analyses, the actual developmental loading does not create a material impact upon these junctions. Simply put, the general traffic flows on the local network by all other journeys not associated with this site significantly overshadow those that the proposed development would add to the network.

Chapel Lane (as the A4010) carries around 10,000 vehicle movements per day, with Mill End Road subjected to around 6,500 vehicle movements per day. Even in a worst case scenario of a total B1(c) use of the application site, this equates to only around 6-7% of the total of the former and 10% of the latter daily flows. The most likely split of the site (70% B8 and 30% mix of B1(c) and B2) would reduce these figures to 4 – 5% and 7% respectively.

Parking provision

In terms of parking provision, and when using a worst-case scenario (a total use B2(b) floor space) for the highest Employment land use parking quotient, the split between the three potential use equates to a satisfactory parking provision in accordance with the County Council's Buckinghamshire Countywide Parking Guidance policy document.

Collision History

As can be seen from the map within Appendix E the TA, the collision stats for this area were obtained from Transport for Buckinghamshire. Reviewing the one-line summaries and allied locations, none can reasonably be attributed to use of the site's existing access points.

Use of site accesses

It is difficult to assign movements to both the existing/historical and proposed uses of the site. Whilst the existence of the respective Chapel Lane and northernmost Mill End Road access points are not denied, photographic (both Streetview and aerial/satellite) and site evidence point toward the southernmost Mill End Road being the most regularly utilised access to serve the extant 4,530m² B2 use. Notwithstanding the access points could have been used at will. Therefore it may be prudent to look at the site's trip generation during the AM and PM peak periods.

AM and PM Peak trip generation

As stated previously within this response, I conducted my own interrogation of the TRICS database to give an overall comparative daily vehicle trip generation between the lawful and proposed uses of the site. Such extrapolations can be used to predict the individual peak hour movements that one could expect in the event of the implementation of the scheme.

Table 1.3 below shows the peak movements that are split into overall traffic and the goods vehicle (OGV) movements separated from that figure. Please note that, although the general AM peak includes the school peak period, an additional column identifies the school PM peak period that occurs earlier than the general PM peak period.

As one would expect, the proposed development produces an increase in vehicle movements in the peak periods in consideration of the additional floor space and uses, commensurate with the overall increase in daily movements, over the lawful use of the site.

You will note that the amount of goods' vehicles visiting the site during peak hours is still relatively low. For example, the number increases from 6 to 12 during the AM peak (both general and school peak) and from 4 to 6 during the PM school peak and from 0 to 10 during the general PM peak period.

Finally, most of the goods vehicles generated in the respective peaks are associated with the B8 use, which is likely to be largely utilising the Chapel Lane access.

Mitigation & Existing Network Issues

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 discussion at this point or should form part of any development permitted.

I am aware of the local concerns pertaining to these proposals, specifically with regard to issues of vehicles parking on waiting restrictions (both commercial and parents with children attending Millbrook School), speeding during non-peak times and goods vehicles associated with the existing commercial sites on Mill End Road.

However, these are matters whereby either existing legislation can be used to combat legal infractions (i.e. parking and speed limit enforcement) or are not impacted by the scope of this planning application (parental drop-off/collection activities). Ergo there is very little that can be secured via planning permission outside of mitigation that can be fairly and legally secured to address existing issues. Nonetheless, the obligations that can be secured should minimise the development's cumulative impact on the local area and potentially contribute toward a safer environment for highway users.

Firstly, and whilst the site will utilise the existing access/egress points, they are (and historically have been) insufficient to cater for the types of vehicles traversing through them. As a result, I will recommend a condition that will ensure they are upgraded to our Industrial Access within the Highway specification. This will likely require removal or relocation of the existing pedestrian refuge on Mill End Road closest to its junction with Eaton Avenue.

Secondly, 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 (and general pedestrian) safety when crossing the road, I will require any off-site highway works upgrading the aforementioned accesses to remove this feature in conjunction with the provision of a pedestrian crossing at some point between the site and the Millbrook School. It has also come to my attention that there is very little in the way of advanced signage to alert drivers to the school itself. As a result, the applicant will be required to investigate and potentially erect advanced school signage with flashing lights on each approach to the Millbrook School.

Therefore, in consideration that the proposals would not be detrimental to highway safety, convenience of use or local network capacity either by their scope or subject to identified mitigation, I do not have any objections to this application with regard to highway issues subject to conditions.

Environment Agency (south-east)

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 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.

Buckinghamshire County Council (Major SuDS)

No objection subject to the imposition of a planning condition and further information outlining the existing and proposed surface water run off at the site.

[Officer note: Formal comments not received at the time of finalising this report and to follow in the Planning Committee update]

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 guesstimates 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 26 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 potential affect the stream flow and result in flooding or the stream drying up;
- Limited information on how proposals would affected 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.

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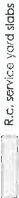
Scale 1/2500



Site - 20.460m²

Units
8,470m² GEA
(6,860+1,610m²)

Cars -108



Refuse wheeler bins - 1 for general waste & 1 for recycled waste - 1 for bins 6 to 8, & 2 for units 1 to 5 inclusive

Infrared long term bicycle spaces - 6

Bicycle 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



Proposed tree



Proposed plant bed

Grass area

700mm high mounds consisting of crushed chalk/concrete & peat originating from site

Rock mattress retaining structure

Rev G: 14/11/2018. Mill End Road, 2 existing, 20 existing trees added. ...

Rev H: 14/11/2018. Mill End Road, 20 existing, 20 existing trees added. ...

Rev I: 14/11/2018. Mill End Road, 20 existing, 20 existing trees added. ...

Rev J: 14/11/2018. Mill End Road, 20 existing, 20 existing trees added. ...

Rev K: 14/11/2018. Mill End Road, 20 existing, 20 existing trees added. ...

Rev L: 14/11/2018. Mill End Road, 20 existing, 20 existing trees added. ...

Rev M: 14/11/2018. Mill End Road, 20 existing, 20 existing trees added. ...

Rev N: 14/11/2018. Mill End Road, 20 existing, 20 existing trees added. ...

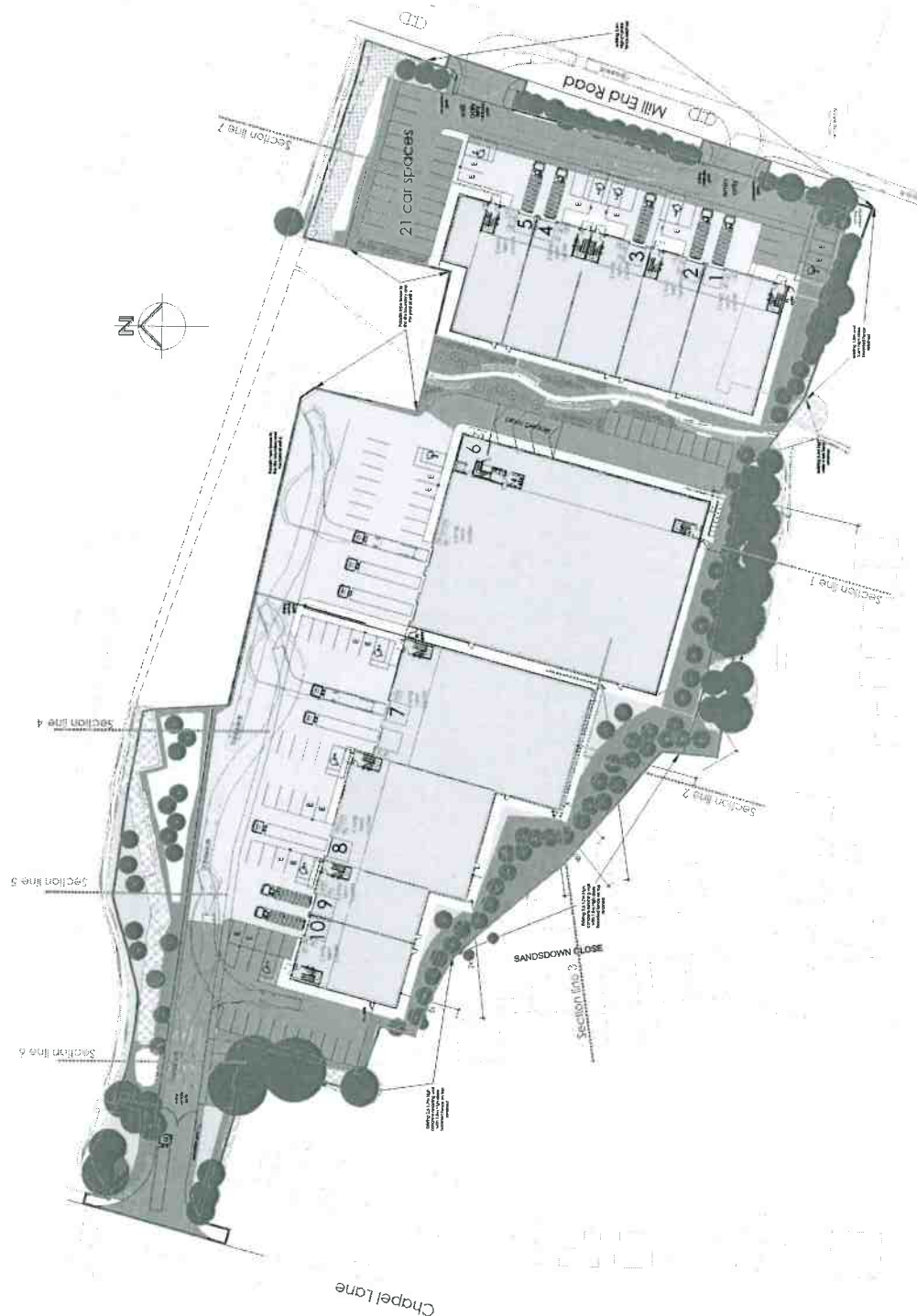
Chancerygate
High Wycombe

Units 1 - 10
Site Plan

Drawn 9-2017 Scale 1:500 (A1) Rev G

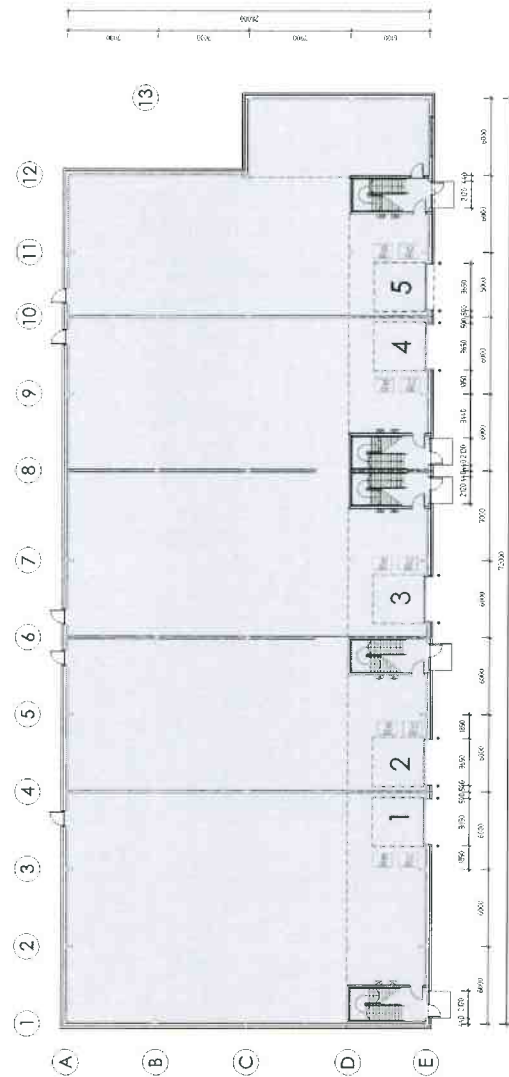
Project info and dates: 9-2017, Scale 1:500 (A1), Rev G

IAN C KING ASSOCIATES - ARCHITECTS logo and contact details



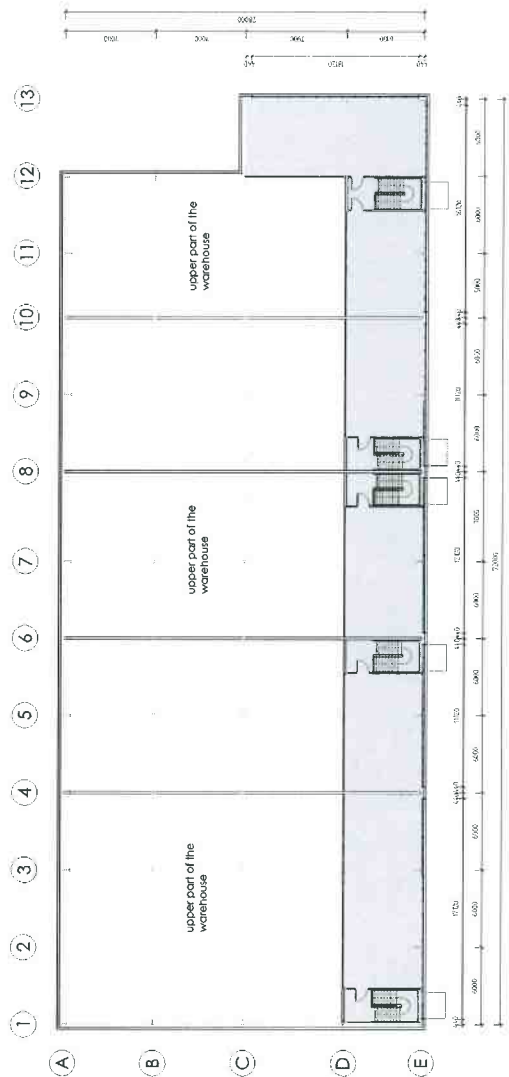


REV	DATE	BY	CHKD	DESCRIPTION
1	09/01/17	JAK	JAK	ISSUED FOR PERMIT
2	09/01/17	JAK	JAK	ISSUED FOR PERMIT
3	09/01/17	JAK	JAK	ISSUED FOR PERMIT
4	09/01/17	JAK	JAK	ISSUED FOR PERMIT
5	09/01/17	JAK	JAK	ISSUED FOR PERMIT



Refer to schedule 1 for structural details.
 Refer to schedule 2 for reserved access - additional units.
 Refer to schedule 3 for reserved access - additional units.

Ground floor plan



First floor plan



Rev. B
 Rev. C
 Rev. B. 09/01/17. This plan (including the site plan) shall be submitted to the Council for approval.
 Rev. A. 09/01/17. This plan (including the site plan) shall be submitted to the Council for approval.

THIS DRAWING IS THE PROPERTY OF IAN C KING ASSOCIATES AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Chancerygate
 High Wycombe

Units 1 - 5
 Ground & First Floor Plans
 C-167-TP-02
 Date: 9-2017
 Scale: 1:200 (A1)
 Rev: B

Drawn: [Name] Checked: [Name] Project: [Name]

IAN C KING
 ASSOCIATES - ARCHITECTS
 15 St. George's Court
 100 Brook Street
 London W1B 4AL
 Tel: 020 7493 8100
 Fax: 020 7493 8101
 Email: info@iancking.com
 Website: www.iancking.com



- Panel roof cladding in sections following grid BS 10405
- Aluminium cladding panels & glass facade
- Concrete and brickwork structure with cladding in North
- Grid BS 10405
- Panel roof cladding in sections following grid BS 10405
- Aluminium cladding panels & glass facade
- Concrete and brickwork structure with cladding in North
- Grid BS 10405
- Panel roof cladding in sections following grid BS 10405
- Aluminium cladding panels & glass facade
- Concrete and brickwork structure with cladding in North
- Grid BS 10405

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13

- Bricked above
- Log bay, specific window
- Existing window/doorways
- New window or door (specify high quality finish)



0 5 10 15 20m

Rev. D.
Rev. C.

Rev. B: 15/10/2017 Grids 4, 5, 7 removed and 1, 5, 6, 7, 8, 9, 10, 11, 12, 13 added.
Rev. A: 15/10/2017 Grids 4, 5, 7 removed and 1, 5, 6, 7, 8, 9, 10, 11, 12, 13 added.

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Chancerygate
High Wycombe

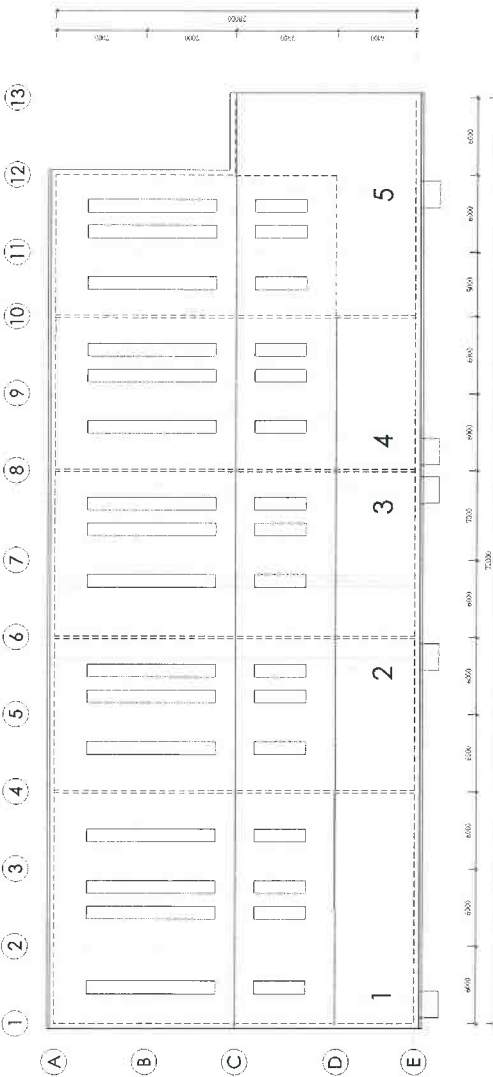
Units 1 - 5
Roof, elevations & section
Dwg No C-167-TP-03

Date: 9-2017
Scale: 1:200 (A1)
Drawing: Detail
Drawing: Planning
Drawing: Section

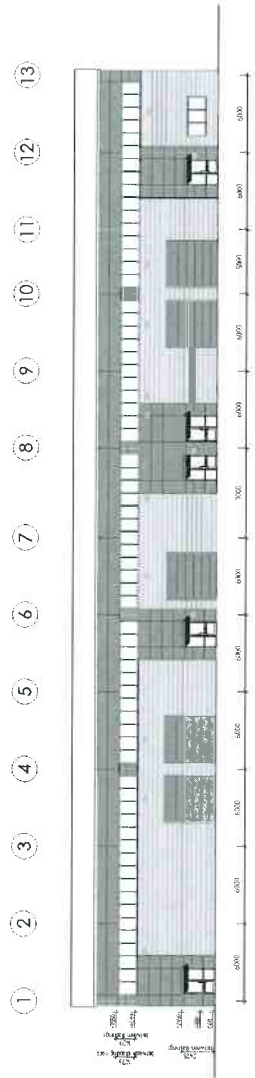
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51 St. George's Court
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Tel: 020 7077 7600
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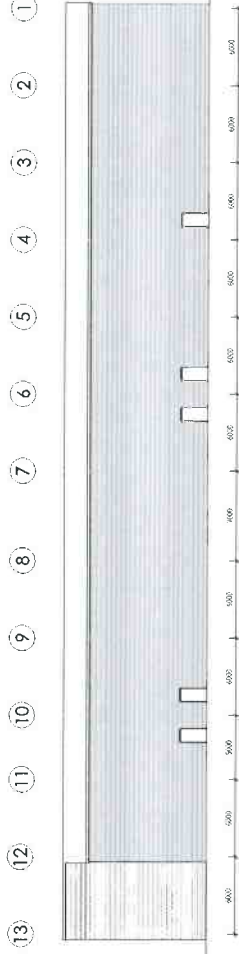
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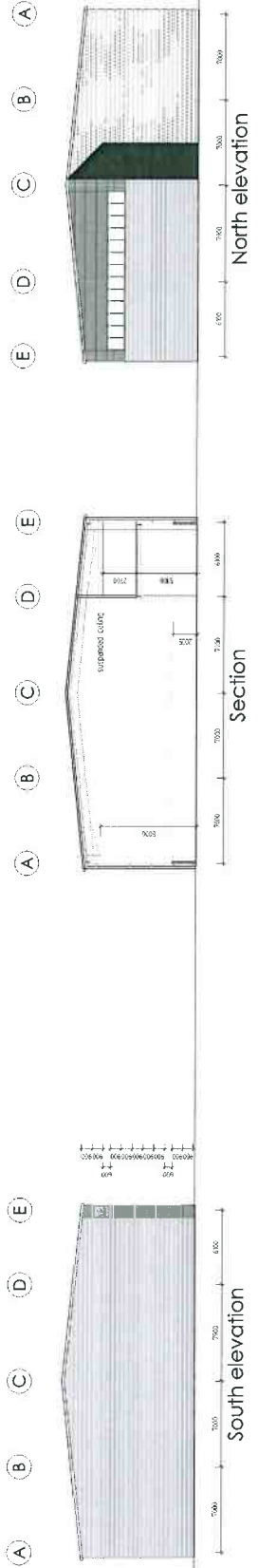
Roof plan



East elevation



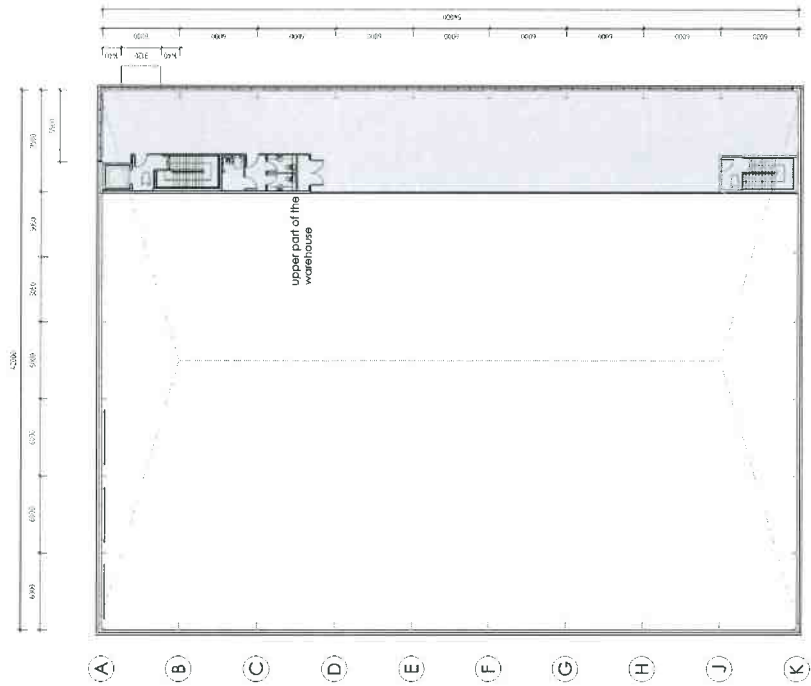
West elevation



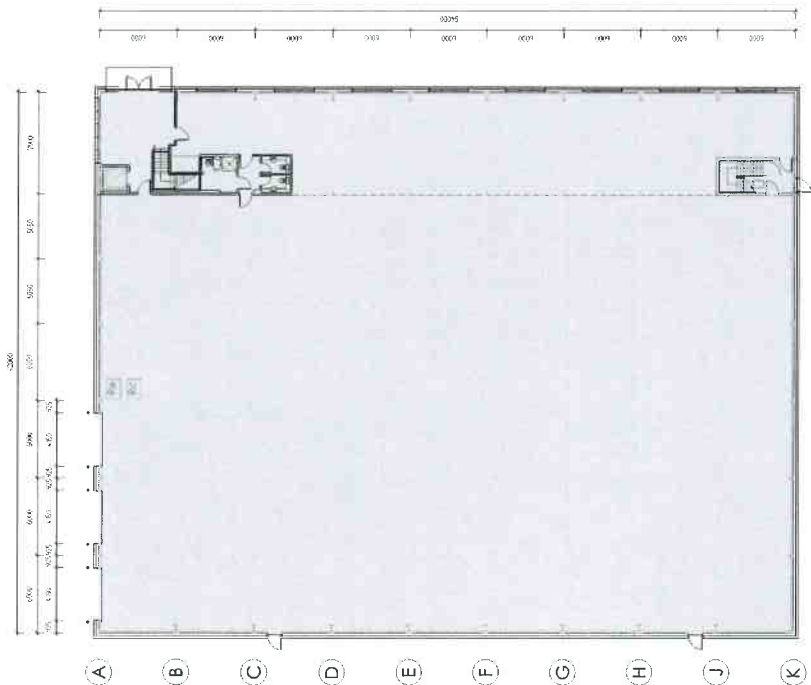


REV	DATE	BY	CHKD	DESCRIPTION
1	23/05/17	15/07/17	15/07/17	ISSUED FOR PERMIT

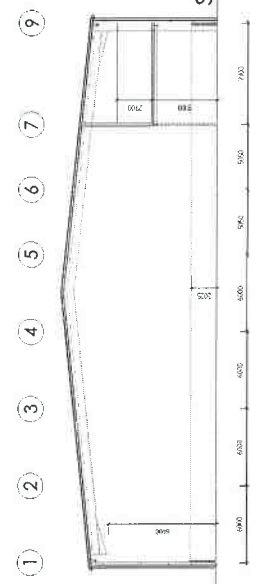
Revised drawings are for general outline & location only. All dimensions are approximate. All dimensions are in millimeters unless otherwise stated.



First floor plan



Ground floor plan



Section



Rev. B
Rev. C
Rev. D
Rev. E
Rev. F
Rev. G
Rev. H
Rev. I
Rev. J
Rev. K
Rev. L
Rev. M
Rev. N
Rev. O
Rev. P
Rev. Q
Rev. R
Rev. S
Rev. T
Rev. U
Rev. V
Rev. W
Rev. X
Rev. Y
Rev. Z

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Chancerygate
High Wycombe

Unit 6	
Plans and section	
Draw No	C-167-IP-04
Date	9-2017
Scale	1:200 (A1)
Rev	B
Drawn	15/07/17
Checked	15/07/17
Approved	15/07/17
Project	15/07/17

IAN C KING
ASSOCIATES - ARCHITECTS

5, St. Chancerygate, High Wycombe, Bucks HP12 3JF
Tel: 0494 471111 Fax: 0494 471112
www.iancking.co.uk

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Footings are shown in 30200 (containing 4x4 30x30) concrete slabs.
 Walls are 200 thick. Slabs are 150 thick.
 Columns are 300 x 300. Slabs are 150 thick.
 Beams are 300 x 150. Slabs are 150 thick.
 Doors are 2100 x 2100. Windows are 1200 x 1800.
 Stairs are 2100 x 1200. Lifts are 1800 x 1800.
 Ramps are 3000 x 3000. Balconies are 3000 x 1500.
 Terraces are 3000 x 3000. Roofs are 150 thick.

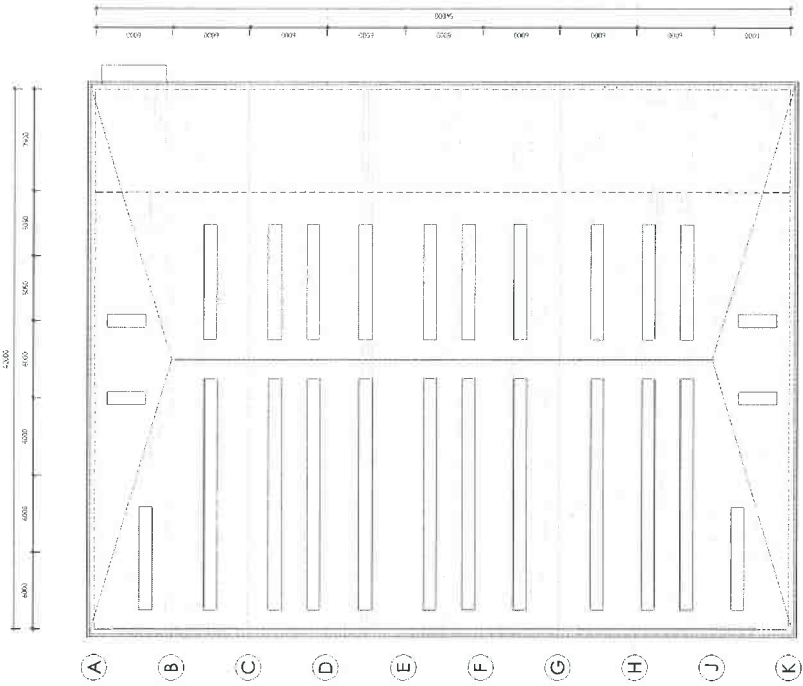
The roof is shown in 30200.
 The walls are shown in 30200.
 The columns are shown in 30200.
 The beams are shown in 30200.
 The doors are shown in 30200.
 The windows are shown in 30200.
 The stairs are shown in 30200.
 The lifts are shown in 30200.
 The ramps are shown in 30200.
 The balconies are shown in 30200.
 The terraces are shown in 30200.
 The roofs are shown in 30200.



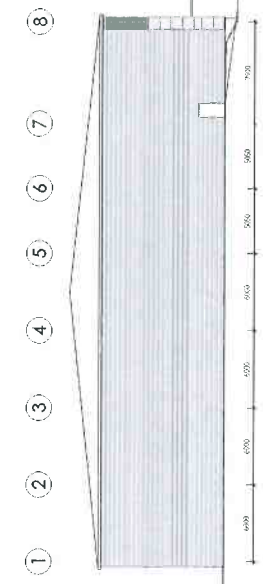
Rev. D.
 Rev. C.
 Rev. B.
 Rev. A.

Chancerygate High Wycombe
 Unit 6
 Roof plan and elevations
 C-1167-TP-05
 Date: 9-2017
 Scale: 1:200 (A1)
 Rev. A
 Drawn: [Name]
 Checked: [Name]
 Planning: [Name]
 Approved: [Name]

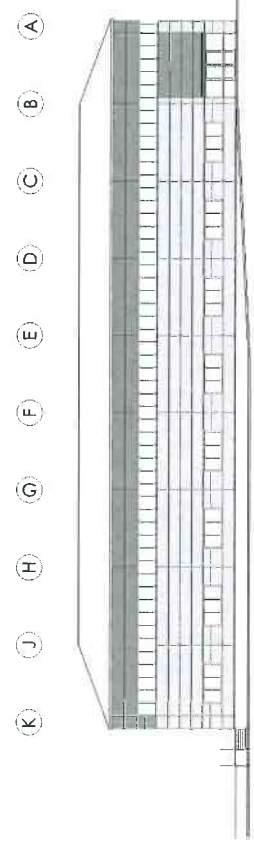
IAN C KING ASSOCIATES - ARCHITECTS
 1st Floor, 100, High Wycombe Road, High Wycombe, Bucks, HP12 3JF, UK
 Tel: +44 (0)1494 471111
 Fax: +44 (0)1494 471112
 Email: ian@iancking.com
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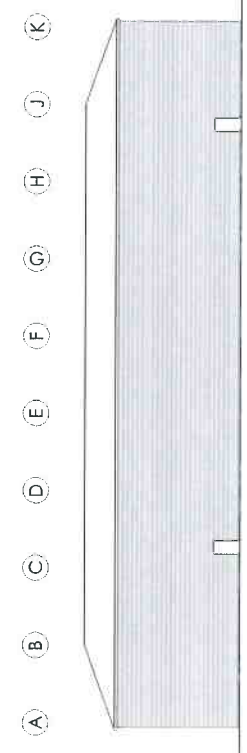
Roof plan



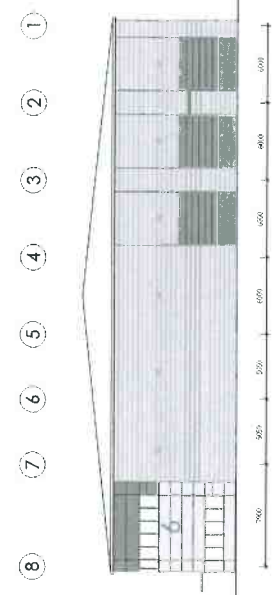
South elevation



East elevation



West elevation



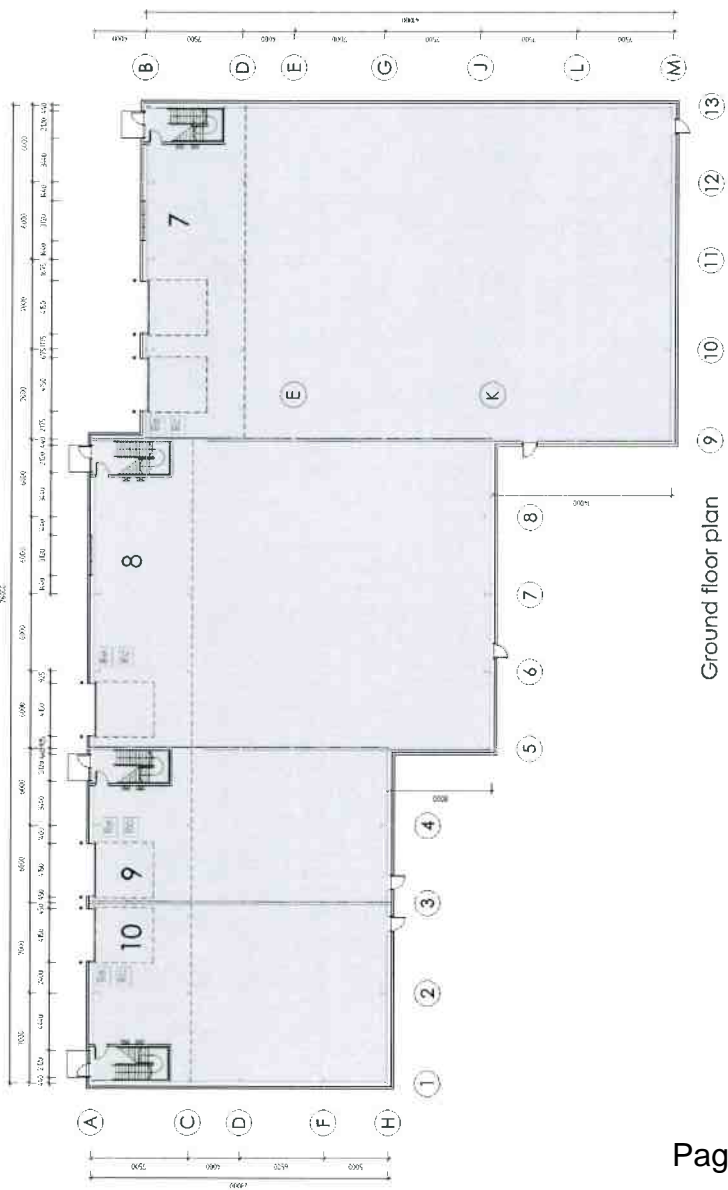
North elevation



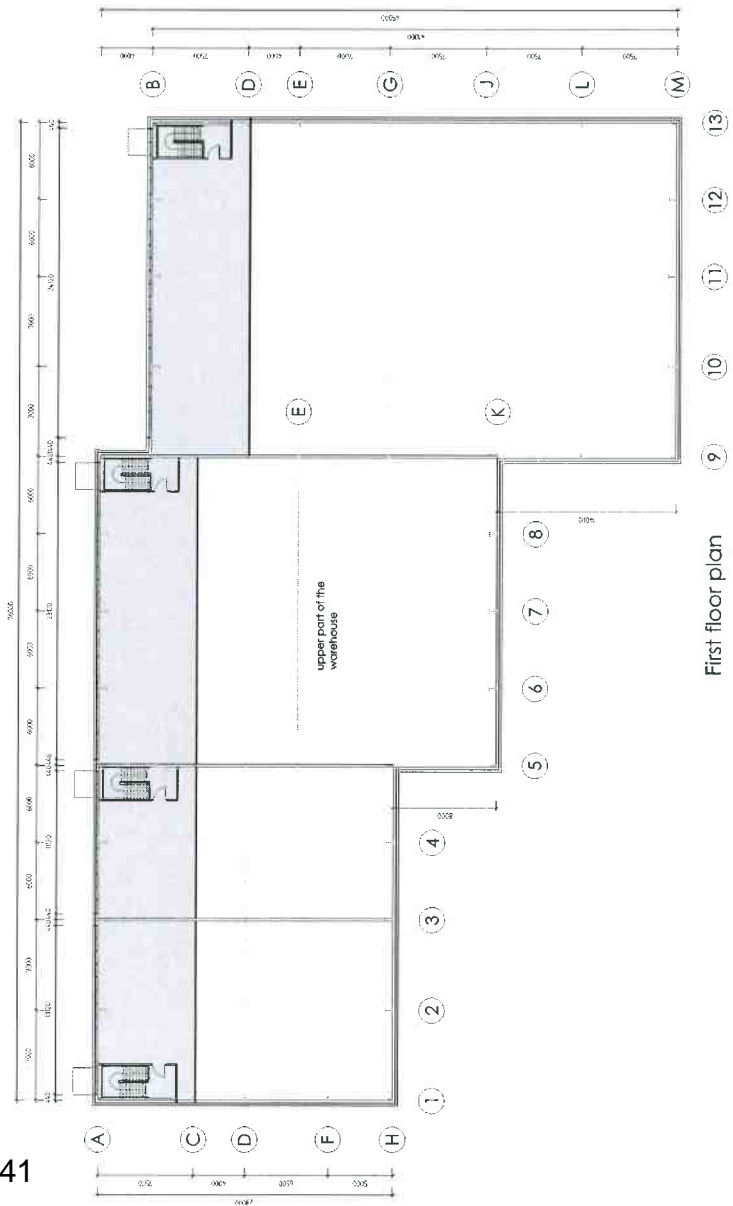
LEC UNIT	GR AREA	NET AREA	TOTAL AREA
7	11024	12082	13186
8	7683	7942	8201
9	3242	3324	3406
10	7582	7682	7782
TOTAL	29531	31030	32575

Reduce wheelchair bays: 1 for car park, access & 1 for recycled waste. 1 W3 for units 8 & 10.

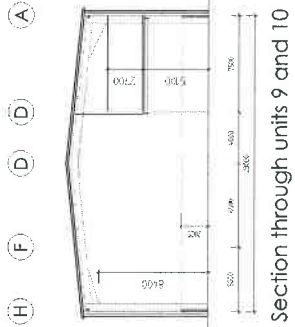
Rev: 1
Rev: 2



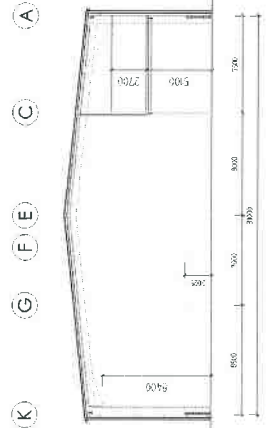
Ground floor plan



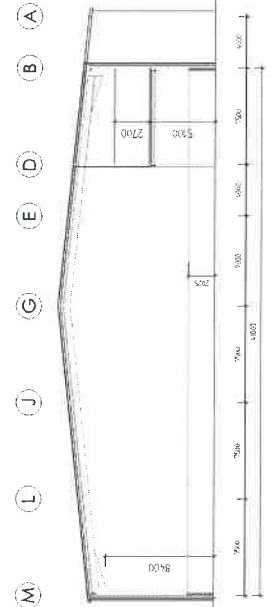
First floor plan



Section through units 9 and 10



Section through unit 8



Section through unit 7



Rev A: 21/03/18: Unit 8 and 9: Sloped roofline shown in plan amended to show a 2% slope to the north.
Rev C: 01/11/17: Relocating ramp for area outside.
Rev B: 04/03/17: Rev: 01/11/17.
Rev A: 21/03/17: 4 units shown as 3, 2nd corrected.

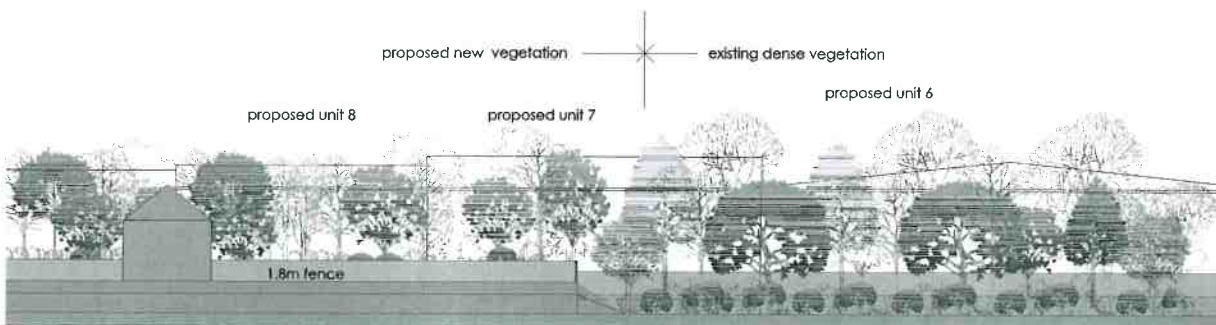
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High Wycombe

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

Drawn: [Name] Checked: [Name] Project Director: [Name]

IAN C KING ASSOCIATES - ARCHITECTS
 13, The Arcade, Bicester, Oxfordshire, OX9 1JG
 Tel: 01295 240077 Fax: 01295 240078
 Email: ian@iancking.co.uk
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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 C: 11-6-2018 Landscaping behind units 7 & 8 updated as the latest landscape architect's plan

Rev B: 16-5-2018 Landscaping updated as the latest landscape architect's plan

Rev A: 5-4-2018 Units updated as drawing TP-010, unit numbers changed, drawing name changed

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Job

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 C

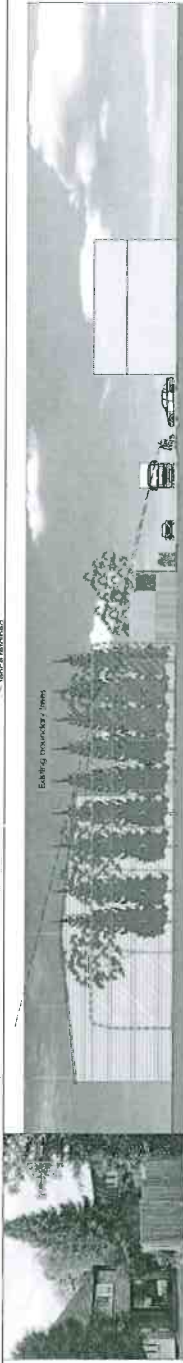
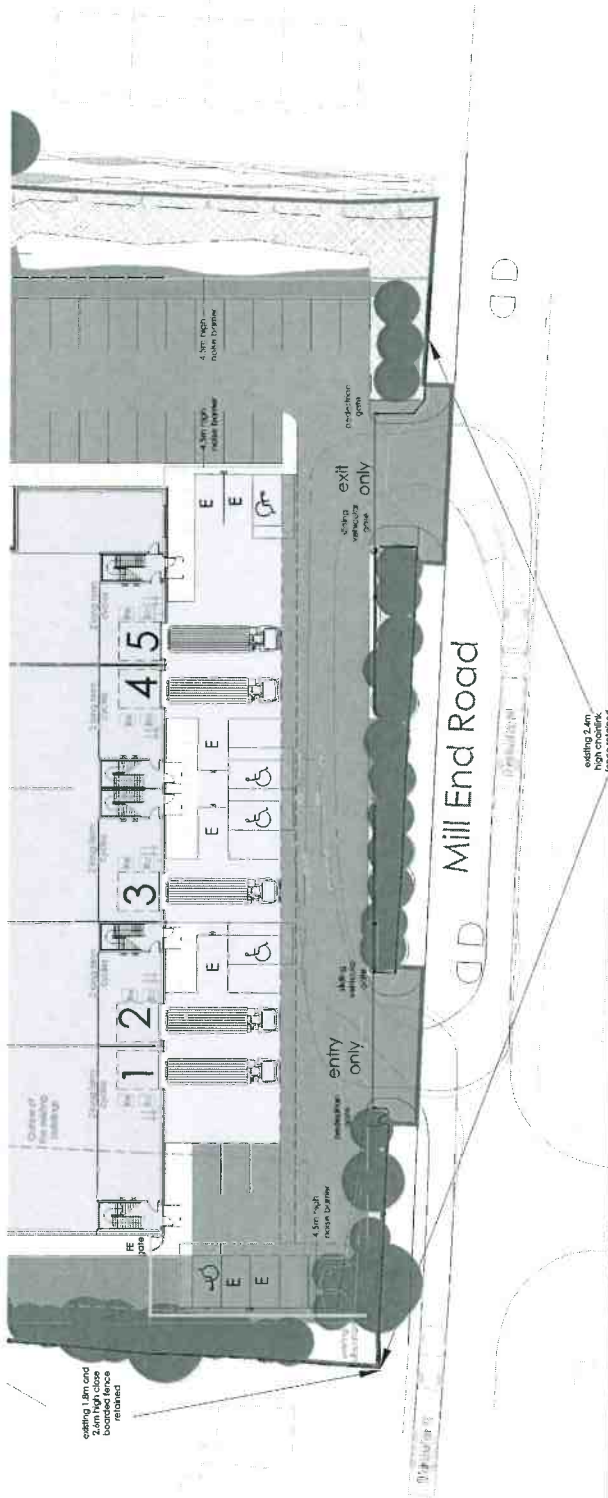
Drawn Checkered Planning Drawing

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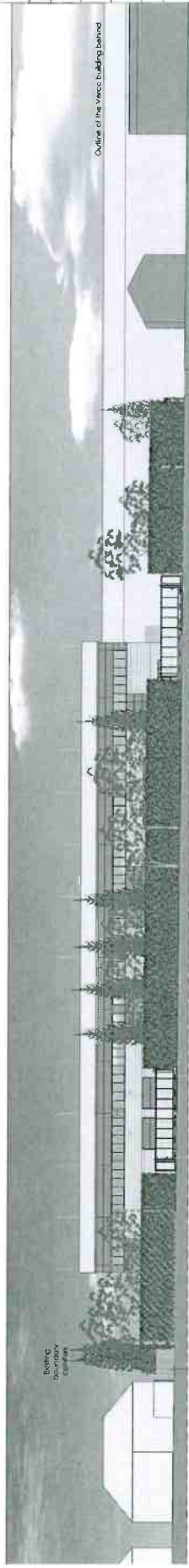
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131 Putney Bridge Road
London SW15 2PW
Tel: 020 891 2022 / Fax: 020 891 2201
E-mail: ian@ianc-king.co.uk
Web: www.ianc-king.co.uk

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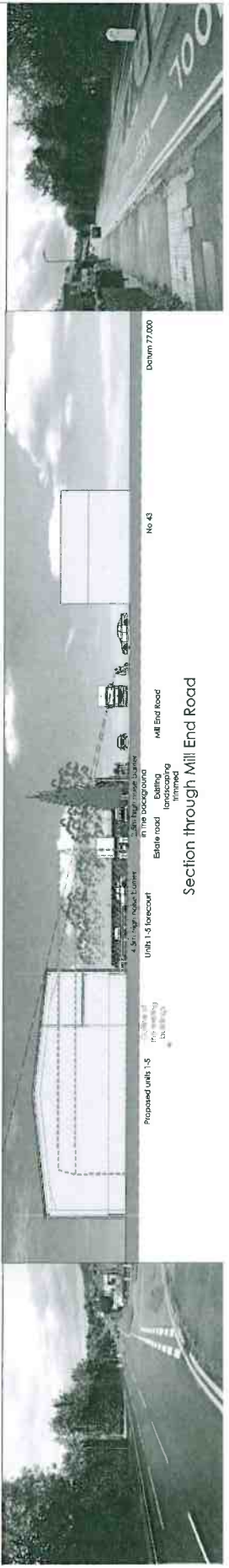
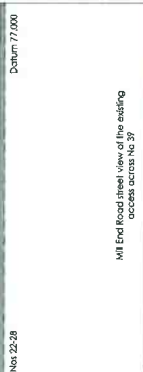
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BN
ISO
9001
CERTIFIED



View along the southern boundary



View of units 1-5 from Mill End Road



Section through Mill End Road

- Rev C: The overall form and layout of the site is to be retained and approved.
- Rev B: The site is to be retained and approved, including the associated landscaping to be retained on the site, including the existing site boundary and the proposed site boundary.
- Rev A: The site is to be retained and approved, including the associated landscaping to be retained on the site, including the existing site boundary and the proposed site boundary.

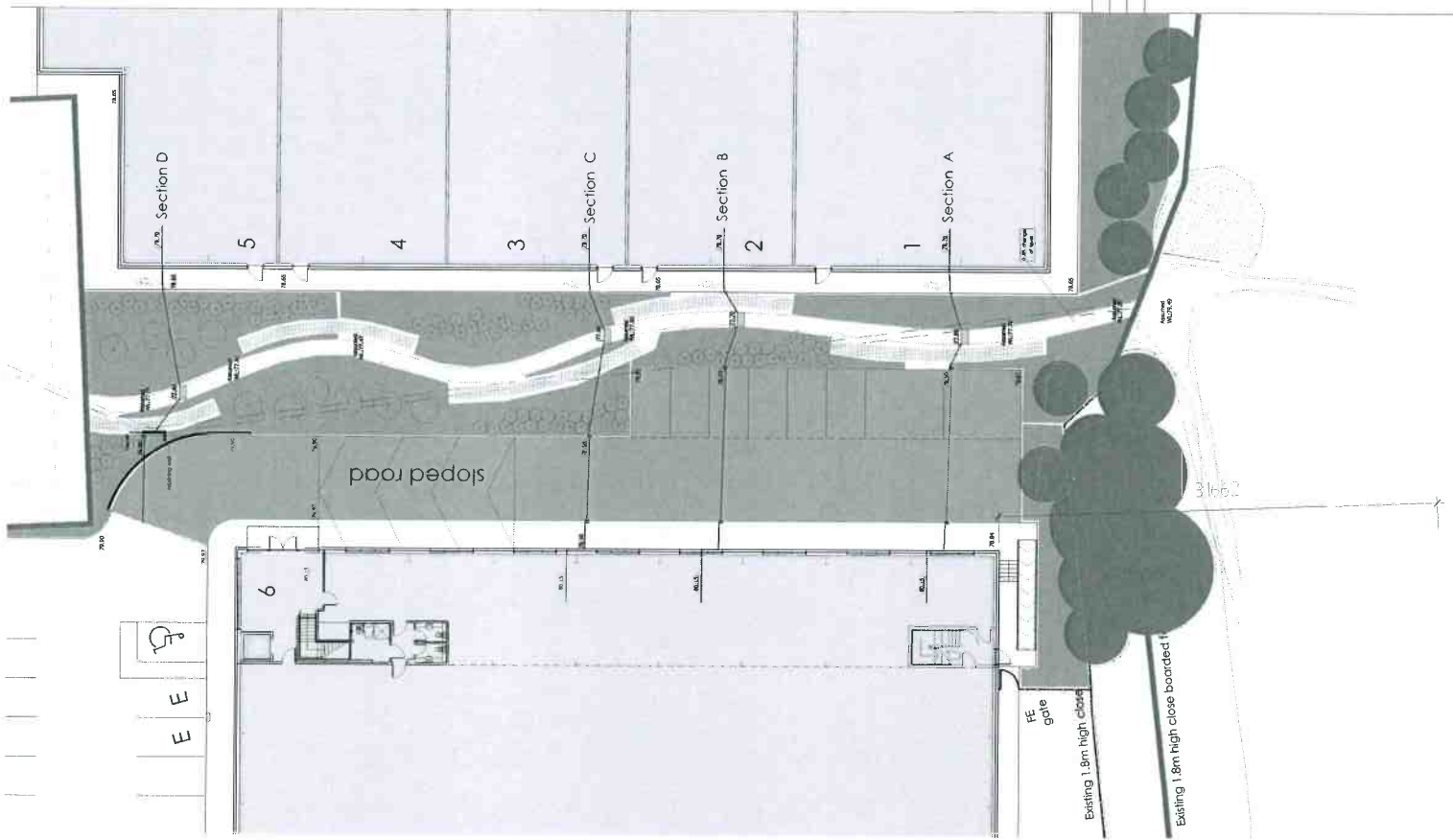
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High Wycombe

Units 1 - 5
Street scene views

Dwg No C-167-TP-09
Title 11-2017 Scale 1:250 (A1) Rev E

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5, 57, Leighton Road, High Wycombe, Bucks HP12 3JF
Tel: 0494 471111 Fax: 0494 471112
www.iancking.co.uk
REGISTERED ARCHITECTS
RIBA No: 678234
RIBA No: 678234
RIBA No: 678234



- Existing tree
- Proposed tree
- ▨ Existing planted area
- ▧ Proposed plant bed
- Grass area
- Rock matrices retaining structure

For larger scale sections see drawing TP-11

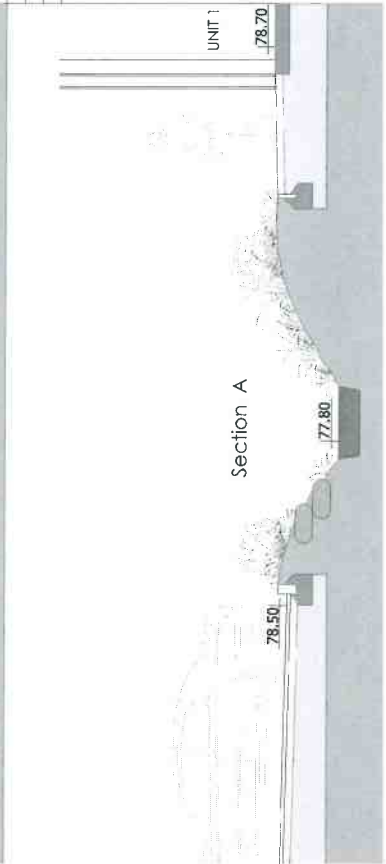
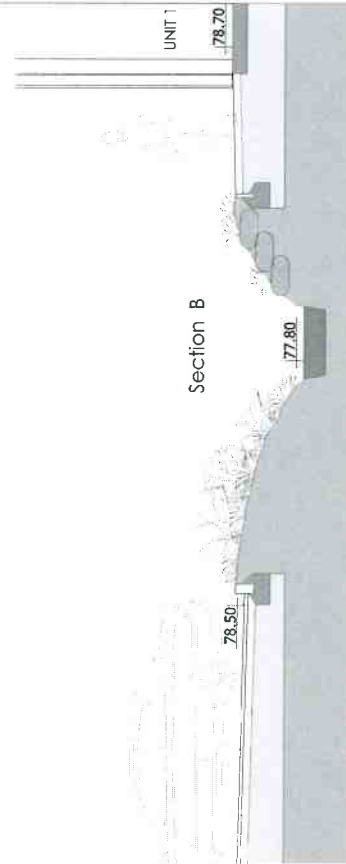
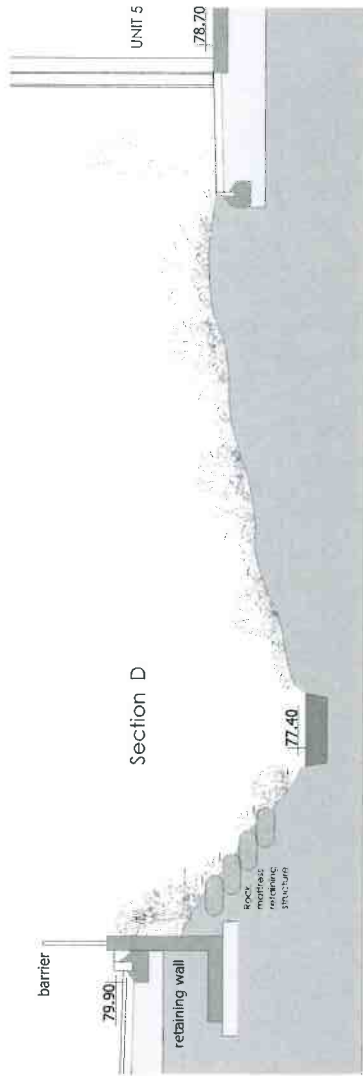
Site No.	101/1
Plot No.	101/1
Block	101/1
Scale	1:125(A1) - A
Date	4-2018
Drawn	[Name]
Checked	[Name]
Approved	[Name]

Chancerygate High Wycombe

Watercourse between units 1-5 & 6 - Sections C-167-TP-10

IAN C KING ASSOCIATES ARCHITECTS
 111 High Wycombe Road, High Wycombe, Bucks HP12 3JF
 Tel: 0494 471111 Fax: 0494 471112
 Email: ian@iancking.co.uk
 www.iancking.co.uk

OGA
 111 High Wycombe Road, High Wycombe, Bucks HP12 3JF
 Tel: 0494 471111 Fax: 0494 471112
 Email: oga@ogaworks.co.uk
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For section locations see drawing TP-10

Sheet	4-2018	125(A)	A
Date	12/2018		

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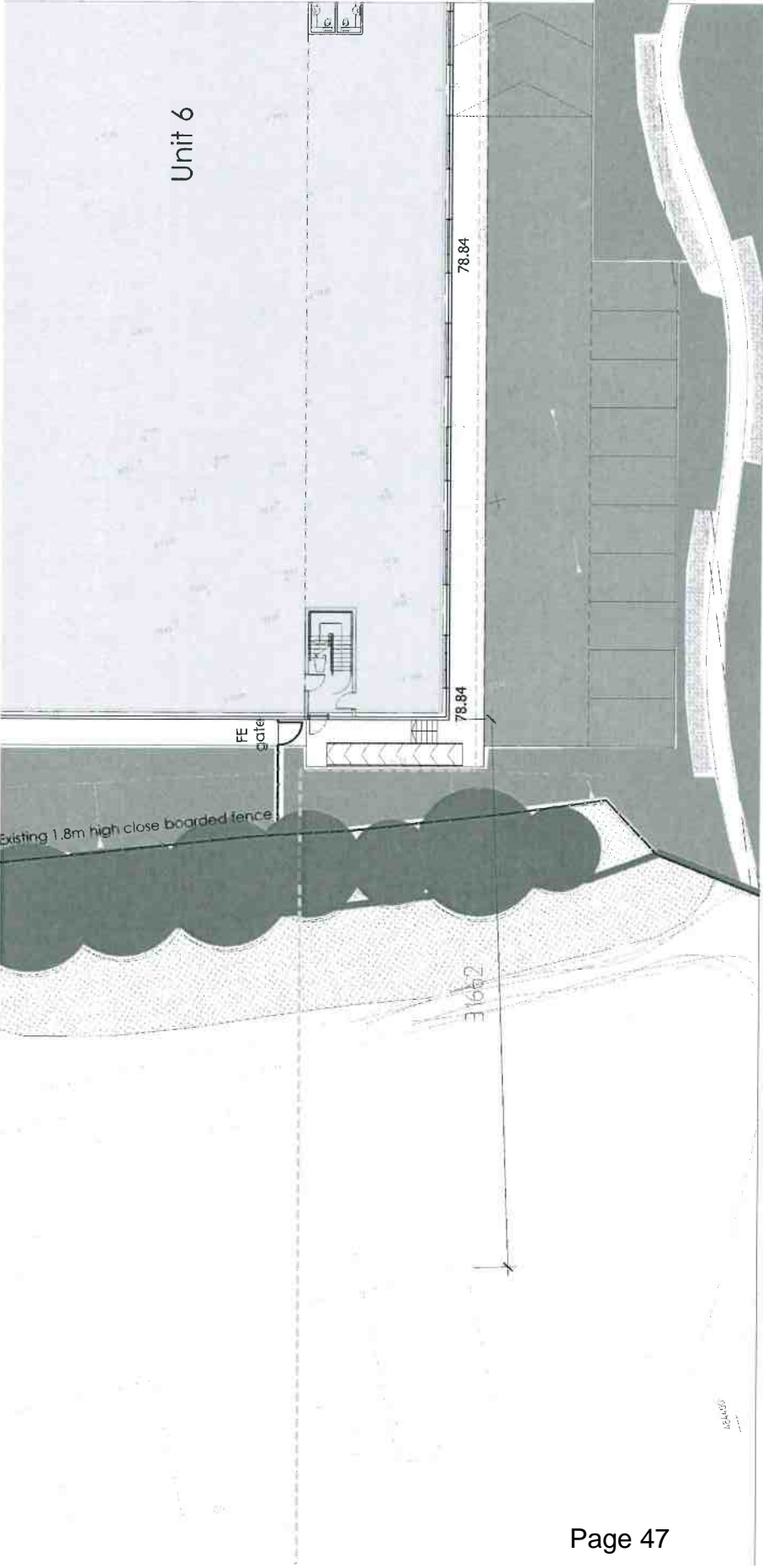
The Watercourse between
units 1-5 & 6 - Sections

DN No. C-167-TP-11
Rev. A

IAN C KING
ASSOCIATES - ARCHITECTS
11-15, GARDNER STREET, BUCKINGHAM
BUCKINGHAM, MK1 1BB
01295 242000
www.iancking.co.uk
REG. NO. 123456789
REG. NO. 123456789

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

Section line 1



For section locations see drawing TP-01
New planting landscape after 4-5 years per growth

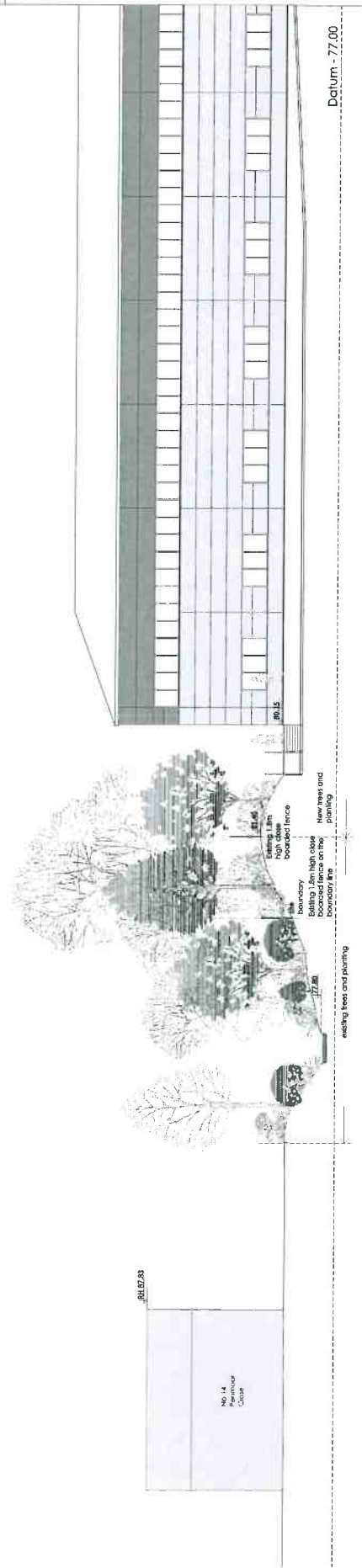
Rev. D
Rev. C
Rev. B
Rev. A

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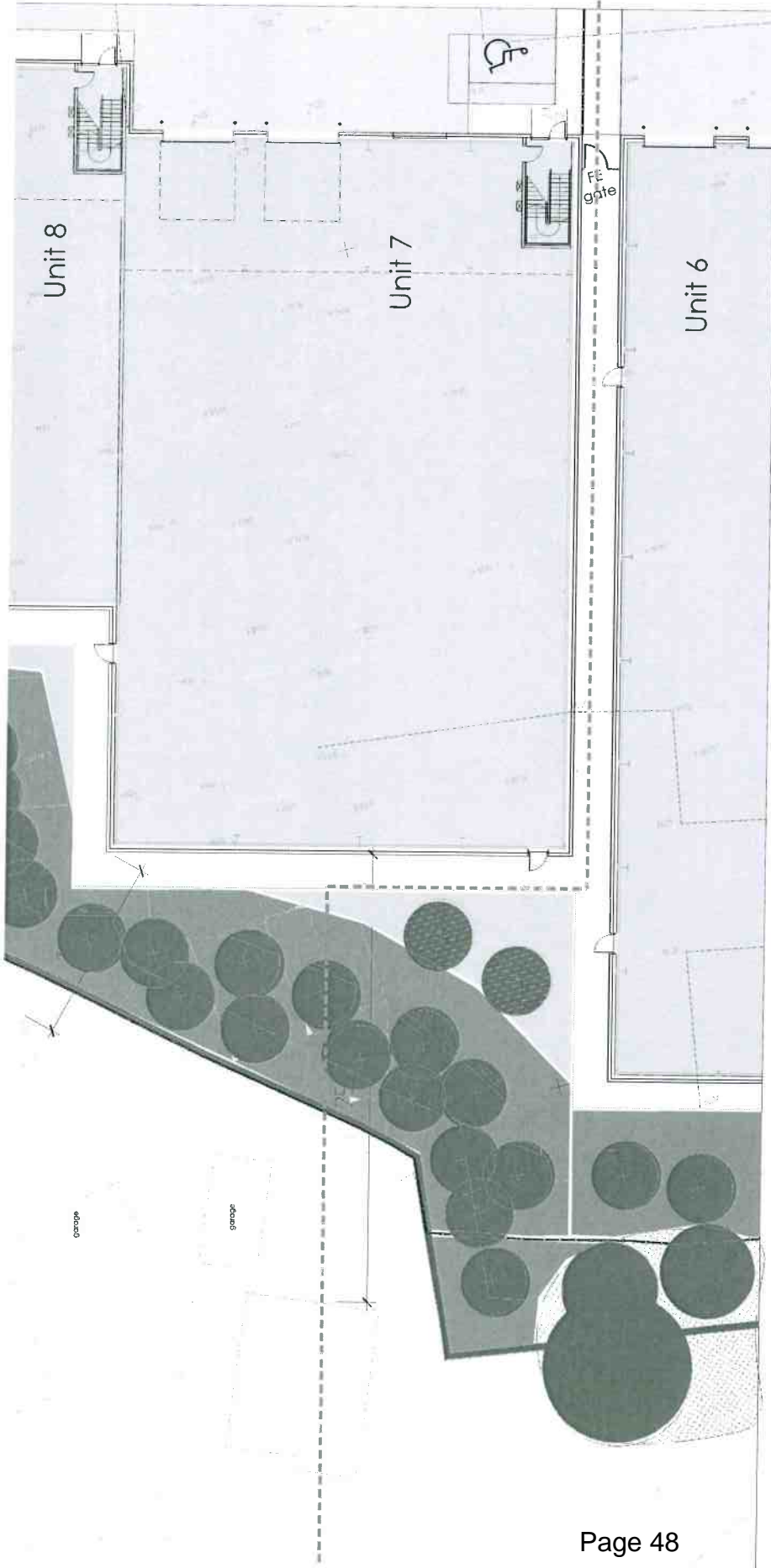
TITLE	Site section 1
Dwg No	C-167-TP-12
Date	4-2018
Scale	1:125 (A1)
Drawn	Dissein
Checked	Dissein
Approved	Dissein

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ASSOCIATES - ARCHITECTS
5-21 GARDENIA ROAD
131 PARKWAY, BRIDGE
WYCOMBE, HERTS
SG13 7JG
01494 450000
WWW.IANCKING.COM
REGISTERED ARCHITECTS
No. 1187-Associate - ARCHITECTS No. 1187-Office & Estate 04



Datum - 77.00

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



Section line 2

For section locations
see drawing IP-01
New planting materials shall be 100% locally grown!

Rev. B:	
Rev. C:	
Rev. E:	
Rev. A:	11th 2018 Planning Portal of 7. amended

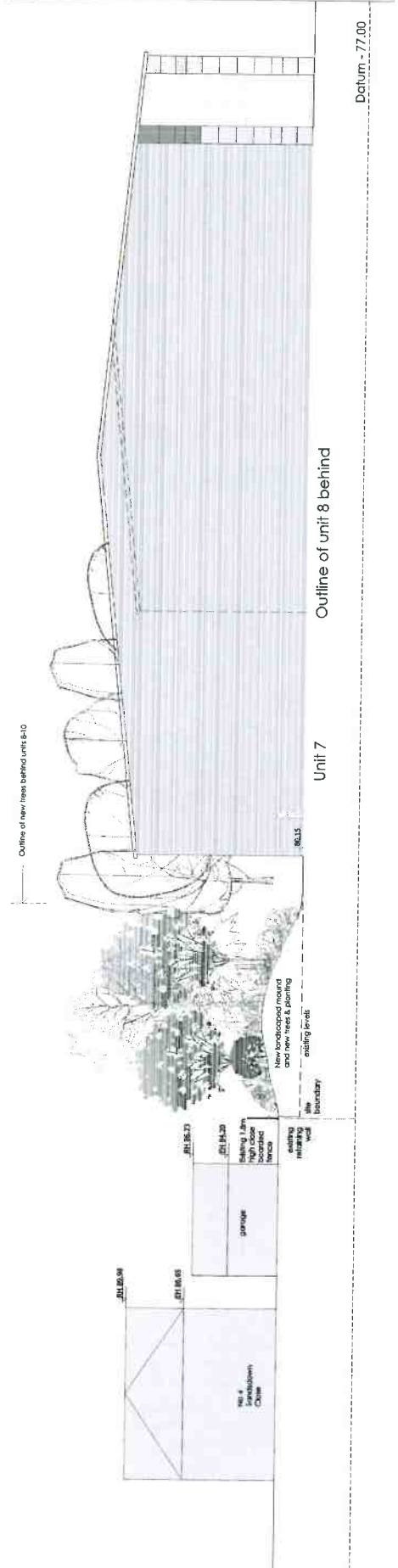
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2. All drawings shall be read in conjunction with the contract documents.
3. All drawings shall be read in conjunction with the contract documents.
4. All drawings shall be read in conjunction with the contract documents.

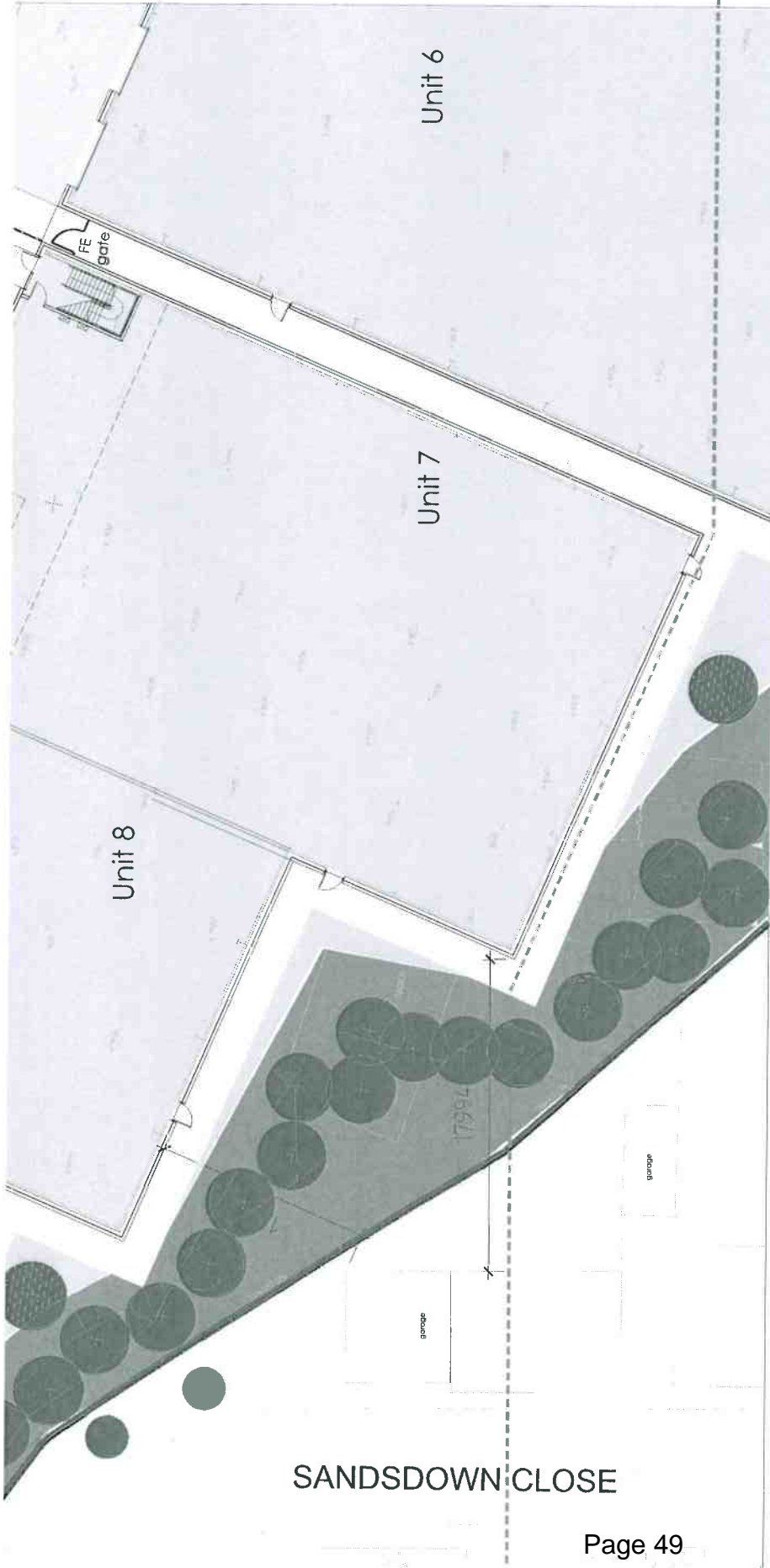
Chancerygate
High Wycombe

Site section 2

Drawn by	C-167-IP-13
Date	4-2018
Scale	1:125 (A1)
Drawn	Site/141
Checked	Site/142

IAN C KING ASSOCIATES - ARCHITECTS
 5, 6 & 7 Brunel Road, High Wycombe, Bucks HP12 3JF
 Tel: 0494 471111 Fax: 0494 471112
 Email: info@iancking.co.uk
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- Existing tree
- Proposed tree
- ▨ Existing planted area
- ▨ Proposed plant bed
- ▨ Grass area

Section line 3

For section locations see drawing TP-01
New planting illustrations after 1.5/10 year growth

Rev. B:	
Rev. C:	
Rev. S:	
Rev. A:	18/02/08 Parking, Landscaping, T. and G. amended

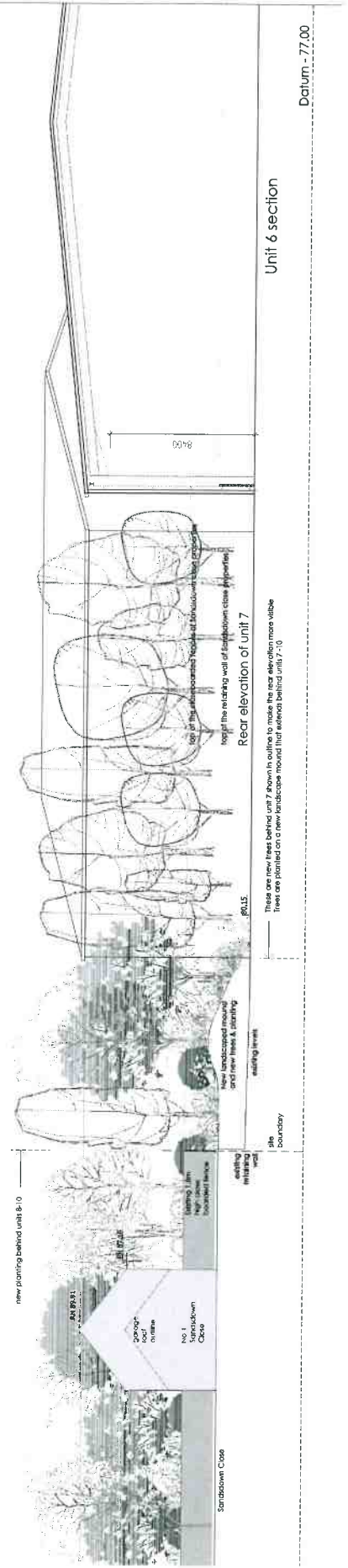
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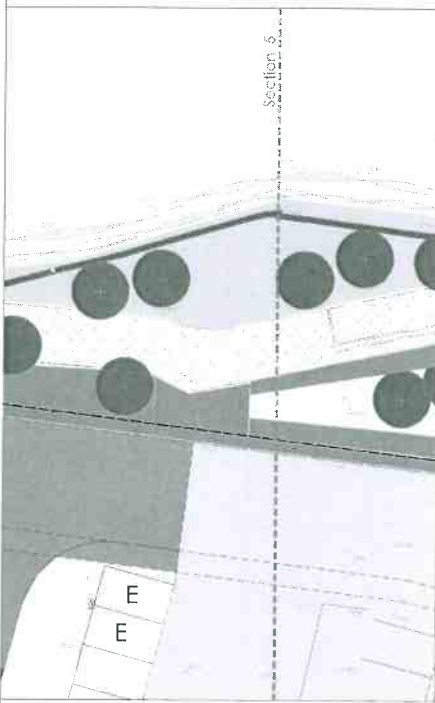
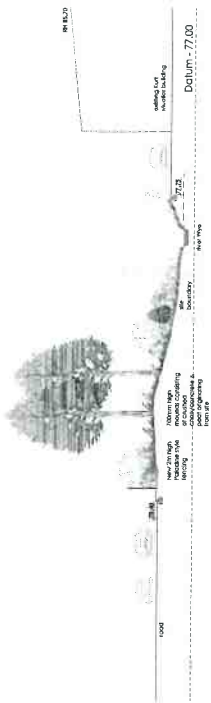
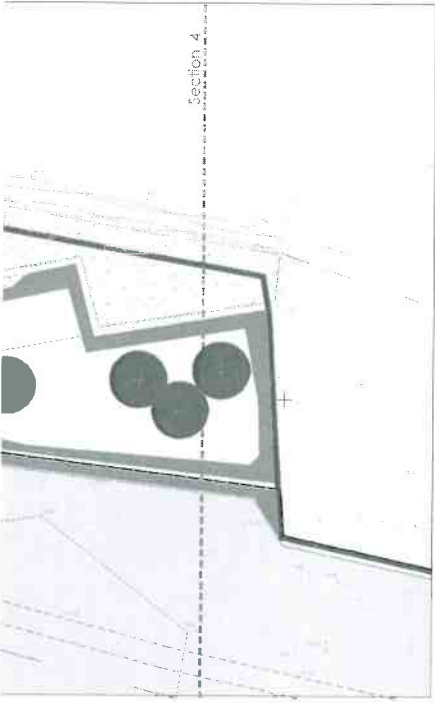
Site section 3

Site No:	C-167-TP-14
Date:	4-2018
Scale:	1:125 (A1)
Rev. A:	
Drawn:	
Checked:	
Planning:	
Approved:	

IAN C KING ASSOCIATES - ARCHITECTS
 5, St. George's Court, 168
 The Broadway, High Wycombe, Bucks HP12 3RT
 Tel: 0494 471774 Fax: 0494 471788
 Email: ian@iancking.co.uk Website: www.iancking.co.uk
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 2019/01/01 to 2019/01/01



Unit 6 section



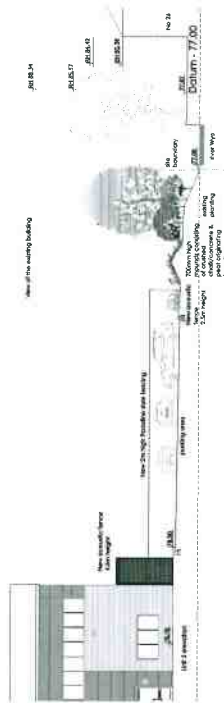
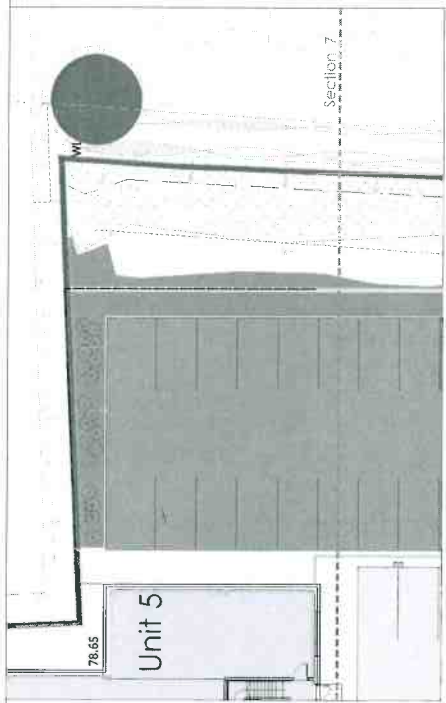
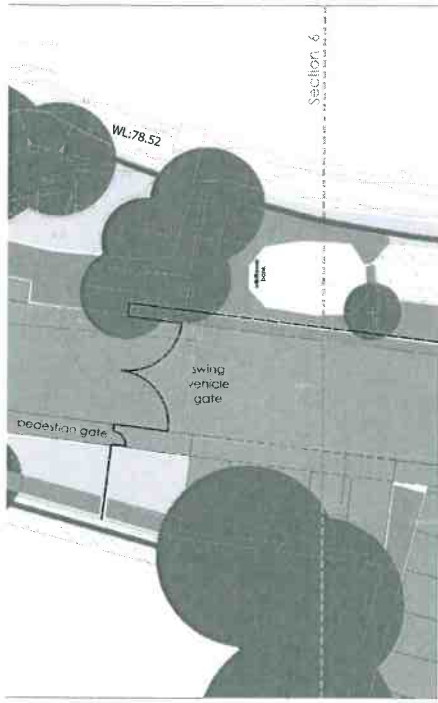
- Existing tree
 - Proposed tree
 - Existing planted area
 - Proposed plant bed
 - Grass area
 - 700mm high mounds consisting of crushed gravel and aggregate with peat originating from site
- For section locations see drawing TP-01

Rev. B	10/10/2018	1:1	1000mm high planting mounds with 200mm high borders from IP
Rev. C	10/10/2018	1:1	New site building
Rev. A	10/10/2018	1:1	750mm
Rev. A	10/10/2018	1:1	1000mm high planting mounds with 200mm high borders from IP

Site Sections 4 & 5
 Chancerygate High Wycombe

Site ID: C-167-TP-15
 Rev: 4-2018 (1st) 1:125 (A1) - A
 Date: 10/10/2018

JANCKING ASSOCIATES - ARCHITECTS
 175 High Wycombe Road, High Wycombe, Bucks HP12 3JZ
 T: 0494 371313
 E: j.livingston@jancking.co.uk
 www.jancking.co.uk



- Existing tree
 - Proposed tree
 - Existing planned area
 - Proposed plant bed
 - Grass area
 - 700mm high mounds consisting of crushed stone with 50mm aggregate & 100mm base layer originating from site
- For section locations see drawing IP-01

Rev. 3	
Rev. 2	
Rev. 1	

NOT TO SCALE
This drawing is for information only and is not to be used for construction purposes without the approval of the relevant authorities.

Chanceygate
High Wycombe
Site Sections 6 & 7

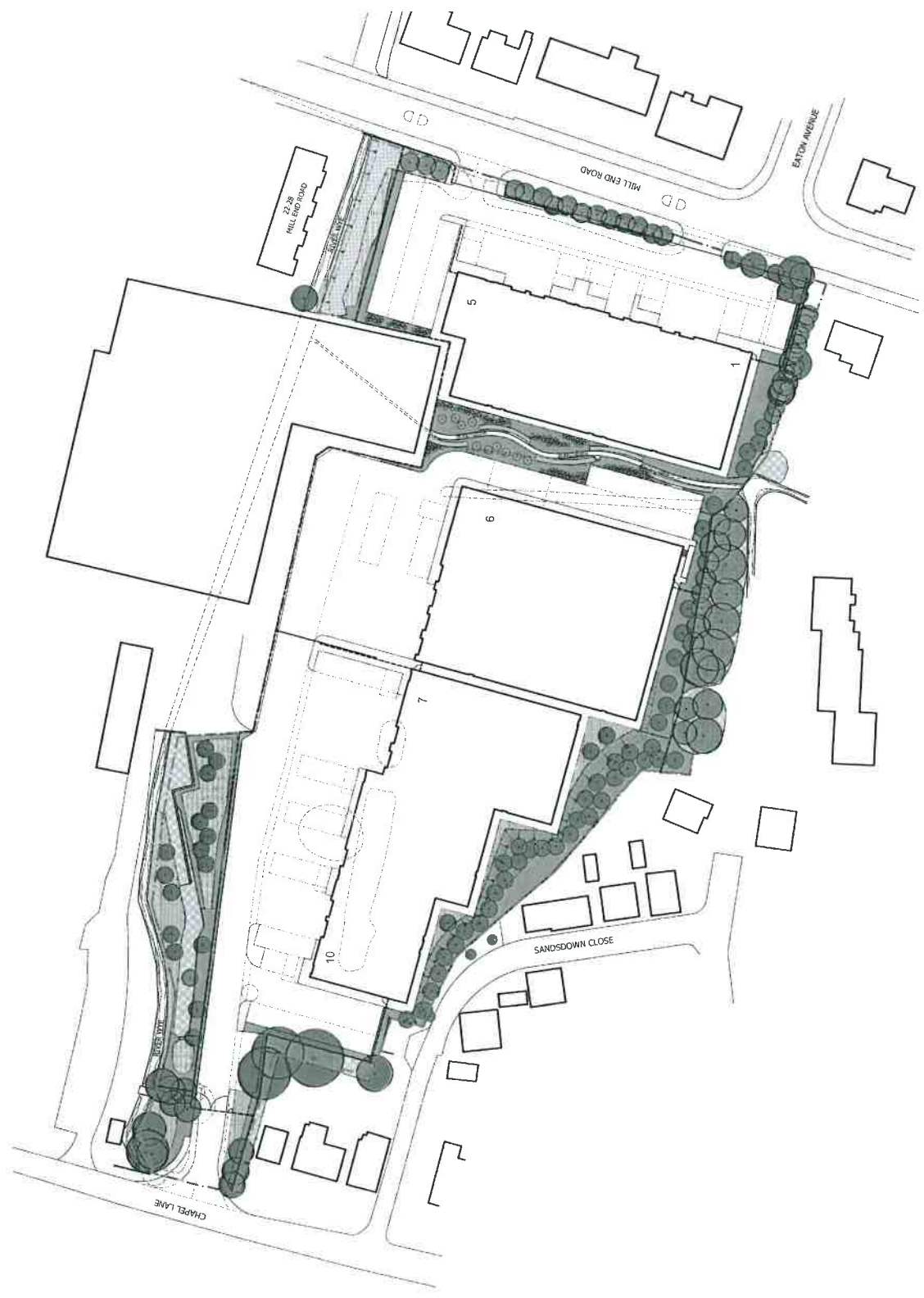
IP-01
4-2018 Date: 11/25/2018
Drawn: [Name]
Checked: [Name]
Reviewed: [Name]

JAN C KING ASSOCIATES - ARCHITECTS
111, Park Road, High Wycombe, Bucks HP12 3RT
0494 270700
www.jancking.co.uk

COGA
111, Park Road, High Wycombe, Bucks HP12 3RT
0494 270700
www.coga.co.uk



- EXISTING TREE
- TREE RESERVATION TO BE REACHED
- PROPOSED TREE
- EXISTING PLANTED AREA
- PROPOSED PLANT BED
- GRASS AREA
- 700mm HIGH BORDERS CONSISTING OF FINISHED CURB, CONCRETE & PAINT GRANULATED FROM SITE
- ROCK MATRESS



Chancerygate

VEURO SITE, HIGH WYCOMBE

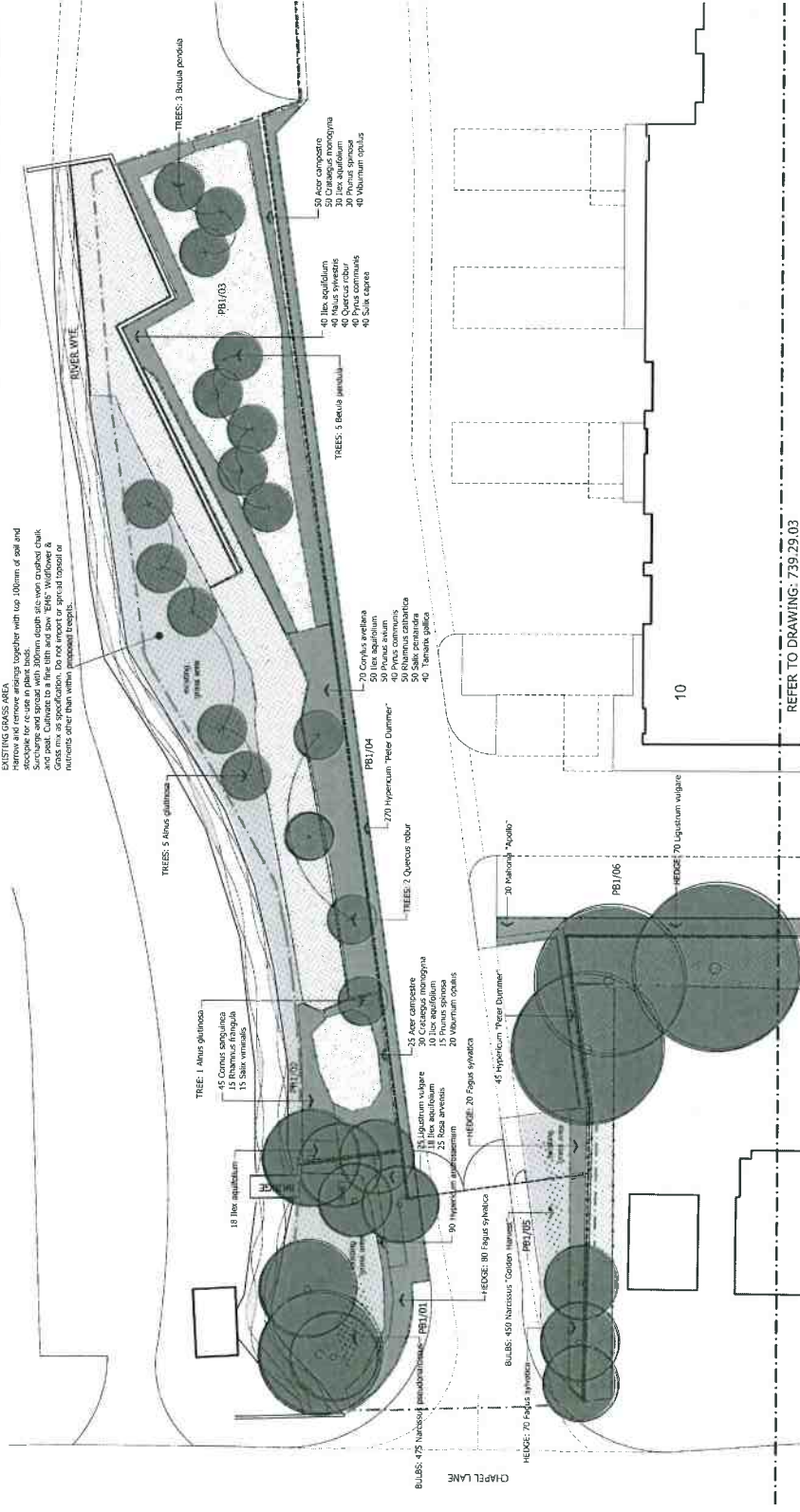
LANDSCAPE LAYOUT

Scale: 1:500 @ A1
 Date: JUNE 2018
 Drawing: 735.10.04

BOE TALA TERRY ANDERSON LANDSCAPE ARCHITECTS
 84 Keston Road, Wokingham, Hampshire, RG40 3JW, UK
 Tel: 01304 76859
 info@terryanderson.co.uk



- EXISTING TREE
- PROPOSED TREE
- EXISTING PLANTED AREA
- PROPOSED PLANT BED
- GRASS AREA
- 700mm HIGH WOODS CONSISTING OF CRUSHED CHALK, CONCRETE & FIBRE SHIMMERS FROM SITE



REFER TO DRAWING: 739.29.03

OUTLINE SPECIFICATION

Refer to schedules for plant sizes, form, support and trellis dimensions

Tree Preparation
Trees to be rootballed for planting between November and March
All trees to be container grown or containerised for planting between April to October inclusive
Install 75mm diameter hard drain to completely surround the rootball of each tree with one end capped above the mulch.

SHRUB SELECTION
Do not deliver onto site any substitution of species, cultivar, plant size or container volume other than stipulated in the Plan. Substitutes without approval must be approved in writing by the Landscape Architect. Provide a list of possible alternatives beforehand for approval by the Landscape Architect.

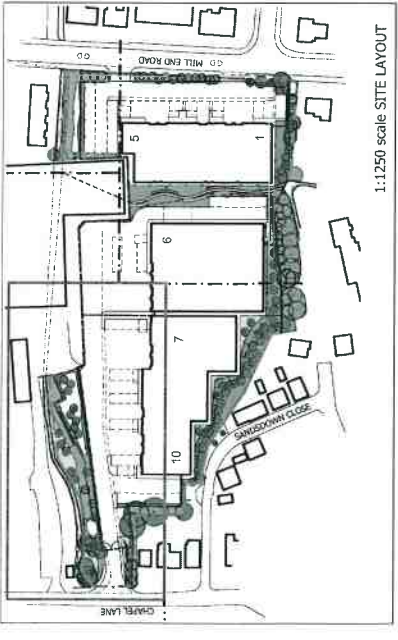
SHRUB PLANTING
Refer to schedules for container grown or bare root plants, bare roots and transplants, backfill 300 x 300 x 300mm deep plant pit with 1 part Green-Waste compost and 5 parts topsoil thoroughly mixed before backfilling.

BAREROOT / TRANSPLANT PLANTING
Remove plants from containers between November and March inclusive. Substitute for container grown trees if plants outside the planting season.

Grubs
Grubs drilled into ground and cultivated across within 30 x 30 x 300mm deep plant pit backfilled with imported/recycled topsoil mixed with approved Green-Waste compost at a rate of 30g per cu.m. Compost may be mixed with topsoil prior to backfilling plant pits.

All bare root trees and shrubs to be dipped in mycorrhizal fungi slurry as detailed in 1.12 met. Do whole root system prior to planting. Allow for suitable containers to be located close to the planting areas.

MULCH
General:
Apply 25-30mm sieve bark mulch cover to all exposed topsoil within plant beds 1003, 2402, 03 & 04 & 3/01, 02 & 09.
Apply 400mm surround of mulch to each tree, shrub and transplant.
14% moisture wood content permitted. Provide a sample to the Landscape Architect prior to delivery.



Refer to Drawing: 739.29.03 for Plant Schedules

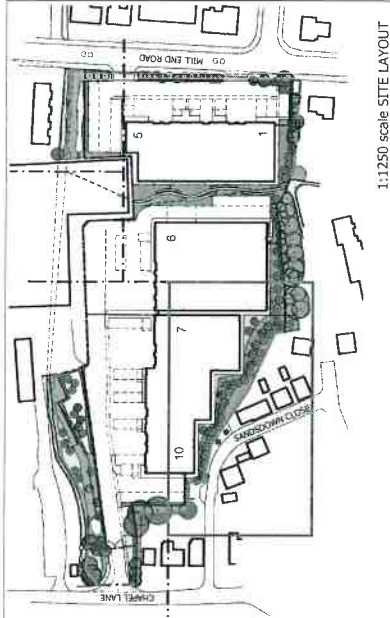
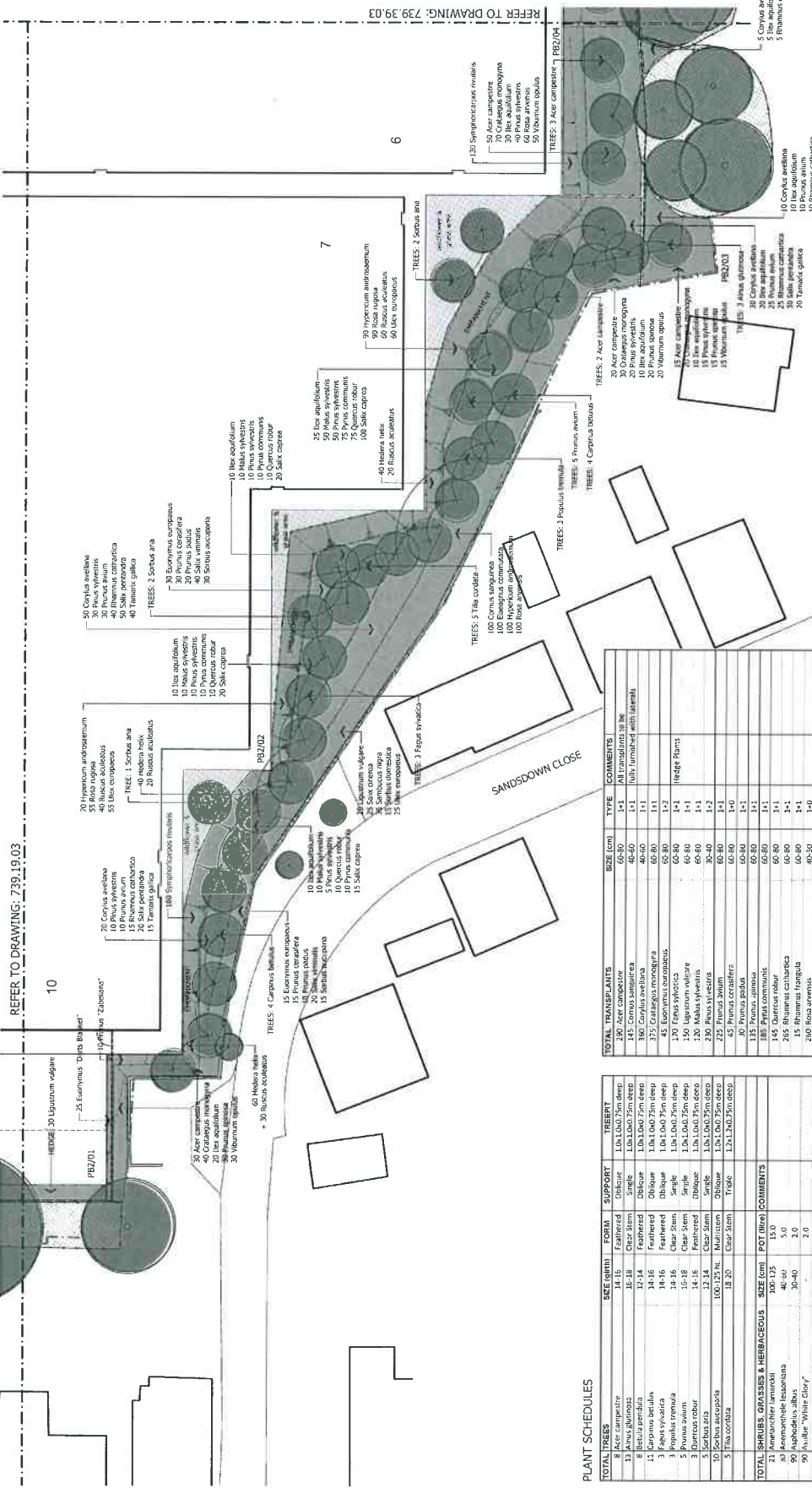
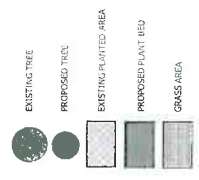
Chancerygate

VECCO SITE, HIGH WYCCOBBE

PLANTING LAYOUT - NORTH WEST
Sheet 1 of 3

Scale: 1:200 @ A1
Drawing No: 739.19.03
Date: JUNE 2018
Revision:

BORTALA TERRY ANDERSON LANDSCAPE ARCHITECTS
54 Kentworth Avenue, Walsbrook, Leicestershire LE19 4W Tel: 01530 8437 6839
info@bortala.co.uk



Refer to Drawing: 739.19.03 for Outline Specification

Chancerygate

VEURO SITE, HIGH WYCOMBE

PLANTING LAYOUT - SOUTH WEST

sheet 2 of 3

Scale 1:200 @ A1 Date JUNE 2019

Drawing 739.29.03

TERRY ANDERSON LANDSCAPE ARCHITECTS

24 Kentworth Avenue, Walsingham, Lincoln LN10 3JW. Tel: 01534 6347 9699
tinfo@terryanderson.co.uk

PLANT SCHEDULES

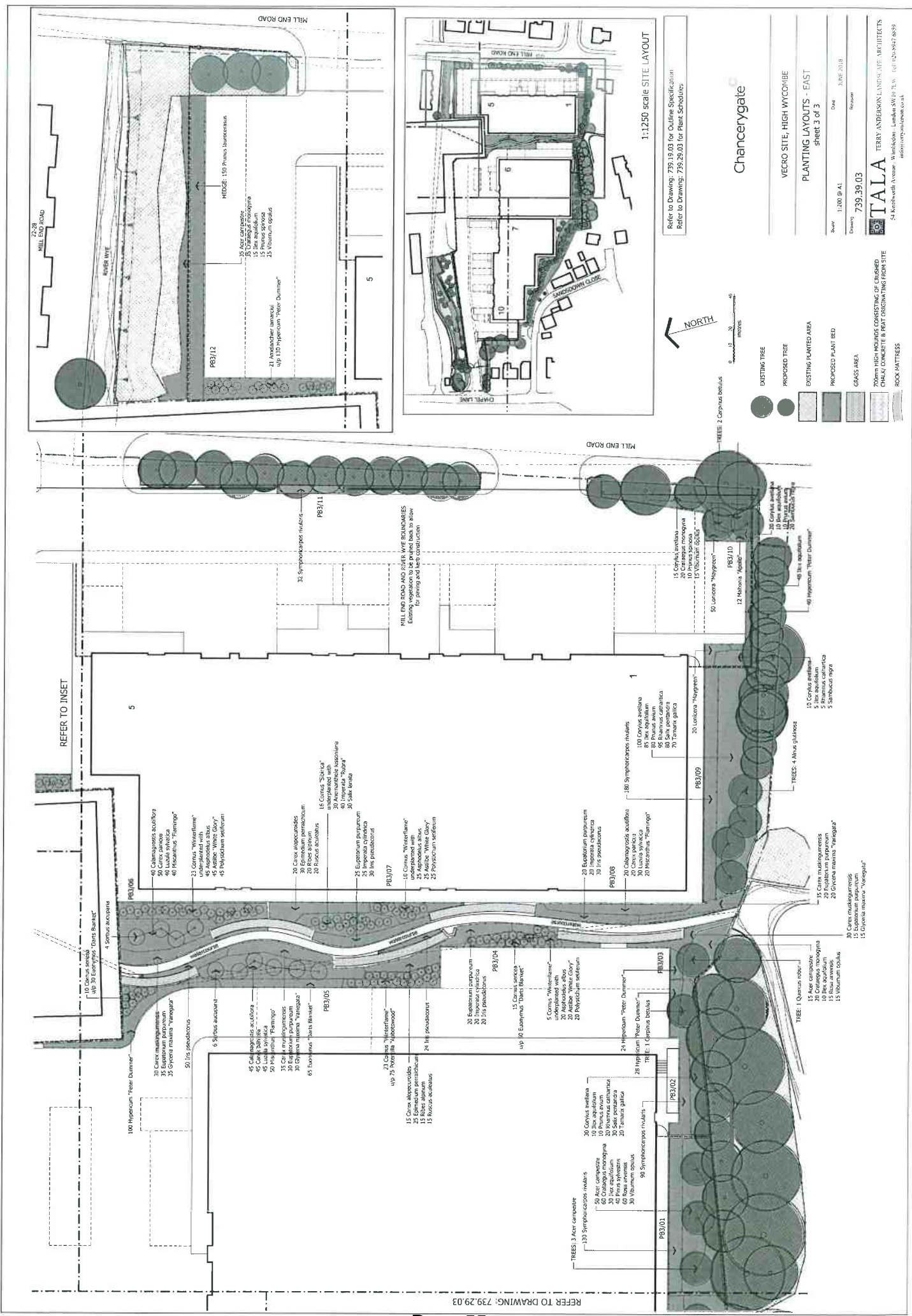
TOTAL TREES	SIZE (mm)	FORM	SUPPORT	TREERT	COMMENTS
8	14-16	Feathered	Oblique	1.0x1.0x0.75m deep	
13	16-18	Clear Stem	Single	1.0x1.0x0.75m deep	
12	12-14	Feathered	Oblique	1.0x1.0x0.75m deep	
3	16-16	Feathered	Oblique	1.0x1.0x0.75m deep	
3	14-16	Clear Stem	Single	1.0x1.0x0.75m deep	
5	14-16	Clear Stem	Single	1.0x1.0x0.75m deep	
3	14-16	Feathered	Oblique	1.0x1.0x0.75m deep	
10	100-125cm	Clear Stem	Single	1.0x1.0x0.75m deep	
5	18-20	Clear Stem	Trunk	1.2x1.2x0.75m deep	

TOTAL SHRUBS, GRASSES & HERBACEOUS	SIZE (cm)	POT (mm)	COMMENTS
40	40-75	5.0	
90	30-40	2.0	
105	40-50	5.0	
130	40-50	5.0	
115	40-60	5.0	
16	60-80	5.0	
25	40-50	5.0	
35	40-50	5.0	
170	30-40	3.0	
100	40-60	2.0	
300	30-40	3.0	
627	30-40	3.0	
539	40-60	2.0	
105	30-40	3.0	
154	30-40	3.0	
115	30-40	3.0	
47	30-40	3.0	
110	30-40	3.0	
90	30-40	3.0	
170	30-40	3.0	
10	30-40	3.0	
705	30-50	3.0	
20	30-40	3.0	
10	30-40	3.0	

TOTAL TRANSPARENTS	SIZE (cm)	TYPE	COMMENTS
290	60-80	L1	All transparents to be fully furnished with lateral
145	60-80	L1	
360	60-80	L1	
275	60-80	L1	
200	60-80	L1	
150	60-80	L1	
120	60-80	L1	
290	60-80	L1	
125	60-80	L1	
30	60-80	L1	
185	60-80	L1	
145	60-80	L1	
15	60-80	L1	
200	40-50	L1	
195	60-80	L1	
25	60-80	L1	
75	60-100	L1	
62	40-60	L1	
45	60-80	L1	
124	60-80	L1	
222	40-60	L1	
242	40-60	L1	

TOTAL BULBS	COMMENTS
475	To be planted in September following completion of the scheme
450	Narcissus 'Golden Harvest'

1:1250 scale SITE LAYOUT



REFER TO INSET

REFER TO DRAWING: 739.29.03

Refer to Drawing: 739.19.03 for Outline Specification
Refer to Drawing: 739.29.03 for Plant Schedules

1:1250 scale SITE LAYOUT

Chancerygate

VECO SITE, HIGH WYCOMBE

PLANTING LAYOUTS - EAST

SHEET 3 OF 3

Scale: 1:200 @ A1
Drawing: 739.39.03
Date: JUNE 2018
Revision:

SOLO TALA
TERRY ANDERSON, LANDSCAPE ARCHITECTS
54 Northwell Avenue, Wimpolee, Leamington Spa, CV32 9JW, UK (02492) 8839
info@corp.solotala.co.uk

- EXISTING TREE
- PROPOSED TREE
- EXISTING PLANTED AREA
- PROPOSED PLANT BED
- GRASS AREA
- 700mm HIGH RIBBON CONCRETING OF CURBING, CHALK, CONCRETE & PEAT ORIGINATING FROM SITE
- ROCK MATTRESS



0 10 20 40 metres

REFER TO INSET

REFER TO DRAWING: 739.29.03

Refer to Drawing: 739.19.03 for Outline Specification
Refer to Drawing: 739.29.03 for Plant Schedules

1:1250 scale SITE LAYOUT

Chancerygate

VECO SITE, HIGH WYCOMBE

PLANTING LAYOUTS - EAST

SHEET 3 OF 3

Scale: 1:200 @ A1
Drawing: 739.39.03
Date: JUNE 2018
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- EXISTING TREE
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- 700mm HIGH RIBBON CONCRETING OF CURBING, CHALK, CONCRETE & PEAT ORIGINATING FROM SITE
- ROCK MATTRESS



0 10 20 40 metres

Agenda Item 6.

Contact: Miss Shama Hafiz DDI No. 01494 421586

App No : 18/05307/FUL App Type : FUL

Application for : Retention of Tepee (Retrospective)

At The Royal Oak, Frieth Road, Marlow, Buckinghamshire, SL7 2JF

Date Received : 19/02/18 Applicant : Greenbush Limited

Target date for decision: 16/04/18

1. Summary

- 1.1. The retention of the tepee structure within the rear public garden area at The Royal Oak and the development being assembled in sympathetic natural materials is considered to be an acceptable form of low-level development within this semi-rural rear garden area, that would maintain the openness of the Green Belt, preserve the area of attractive landscape and not harm the historic setting of the Grade II Listed Building that it serves.
- 1.2. The application is considered to be in accordance with the Development Framework and as such the application is recommended for approval, subject to conditions.

2. The Application

- 2.1. The application is seeking retrospective permission for the retention of a tepee structure. The shape of the tepee is akin to a nine sided polygon, which has a width of 8.5m, an overall height to topmost part of the frame of 5.5m and 6.1m to the outer poles of the structure. The tepee is constructed of a wooden frame being finished in a canvas material and is secured to the hardstanding area below it with pegs.
- 2.2. The covering letter submitted with the application states that the tepee was erected in May 2017 on a temporary basis however the decision has been taken to retain it as a permanent asset for the public house and hence this application seeks its retention. The tepee is utilised for private functions in the garden allowing customers to have a private area for celebrations or simply a gathering of friends or colleagues. Therefore, the applicant is asserting that such a facility does not change the use of the public house or its garden in anyway, it is rather simply providing cover for those customers using this area. It should be noted that the fencing within the garden area has been in situ for many years in association with the former Pétanque court.
- 2.3. The application site is located within the large grounds of the Grade II Listed public house and is situated within the Green Belt and an Area of Attractive Landscape.
- 2.4. From 16 October 2017 the emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version will also be material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.
- 2.5. Weight is of course a matter for the decision maker but the NPPF says:
Para 216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:
 - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - the degree of consistency of the relevant policies in the emerging plan to the

policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

3. Working with the applicant/agent

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 requested for clarification in respect of the nature of the application e.g. whether the structure was temporary, inclusion of the hardstanding element below tepee and parking arrangements for the site. Consequently, the agent provided an amended drawing showing the hardstanding with dimensions and also responded to the above queries which will be discussed in the relevant sections of this report below.

Relevant Planning History

- 3.1. The public house was erected prior to 1948. There have been many previous applications for this site, the most recent being:
- 3.2. 02/07887/FUL granted permission for the erection of a club hut for Bovingdon Pétanque club
- 3.3. 97/05385/FUL refused for the erection of play equipment
- 3.4. 96/05240/FUL & 96/05241/LBC granted permission for the erection of single storey extensions, alterations and demolition of flat roof extensions

4. Issues and Policy considerations

Principle and Location

Adopted Local Plan (ALP): G3, G8, GB2, L2 and HE3

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

Residential Design Guidance Supplementary Planning Document;

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

- 4.1. At paragraph 89 of the (NPPF) it is stated that new buildings in the Green Belt are inappropriate, except where they are ...”provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.” Paragraph 81 of the NPPF also states that “local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation”.
- 4.2. This detached and listed public house lies within the Green Belt and an Area of Attractive Landscape, and is located to the front of a large plot of land with the tepee structure being sited relatively on the position of the former Pétanque court located away from the road and to the south west side of the site.
- 4.3. The Public House is a long-established business that has been in this historic semi-rural location for many years, with its public garden space therefore having been used for public sitting-out/dining/drinking purposes, together with an open socialising space. It is understood that the tepee is intended to be permanent, although it is secured by pegs and can be dismantled and removed at any time.

- 4.4. The paving on which the tepee sits is on a hardstanding that was formerly a Pétanque piste the part on which the tepee sits being the lower and larger piste the smaller upper one still remains to the rear of the tepee. It is noted the Pétanque piste had been in situ for many years and its existence was mentioned in the 2002 case officer report for the approved club hut for the purposes of the Pétanque club, however for consistency the agent has provided an amendment to the application to include the hardstanding within the drawings. It should be noted that the hours of use as stated within the application are the same as for the public house and associated gardens, there is no intention to extend hours by the tepee use. Furthermore, the agent for the application has confirmed all of the above details in writing.
- 4.5. The Conservation Officer has been consulted on the application and acknowledges that the tepee is a sizeable structure located within the setting of the listed public house building. However, given that it is not a solid structure and can be dismantled at any time, it is on this basis therefore, it is accepted and there is no objection in terms of its impact on the significance of the listed building's setting.
- 4.6. The retention of the tepee structure within the established pub garden/recreation area is therefore a form of development that is considered to be acceptable, in principle, within this sensitive semi-rural location.
- 4.7. The good quality, sympathetic materials being used for the creation of the structure are not considered to harm the attractive and historic character and appearance of this semi-rural location, with the simple design, form, appearance and sensitive materials of the development being in keeping with the outdoor setting of the Public House.
- 4.8. The development is not considered to detract from the setting of the adjacent listed building and would maintain the open character and visual amenity of the surrounding Green Belt land. The tepee structure on site is considered to conserve the landscape quality of the surrounding Area of Attractive Landscape and would not cause harm to its special character and appearance.
- 4.9. Given that the tepee is not of substantial construction and that it may deteriorate overtime, whereby it would have the ability to become visually intrusive it is considered reasonable and appropriate to review the position of the development in terms of its appearance and to grant a temporary permission for maximum of two years.

Impact of the development on the residential amenities of the neighbouring dwellings

Adopted Local Plan (ALP): G3, G8;

Core Strategy Development Planning Document (CSDPD): CS19;

Residential Design Guidance Supplementary Planning Document;

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

- 4.10. The tepee structure is sited well away from the rear garden boundary of the nearest neighbouring property at 1 Rose Tree Cottages and is part screened from this garden in the summer by existing trees and shrubs on the shared boundary. The other neighbouring property at The Thatch is sited over 50m away from tepee structure. It is appreciated that some noise may be generated by the use of this facility, however, this would be no greater than the noise generated previously by users of the Pétanque courts and club hut, and indeed from the pub garden generally during the summer months. There is a 1.8m high fence line enclosing the area of where the tepee is sited from the outside sitting area with benches which is directly adjacent to the rear of the pub building.
- 4.11. As mentioned above, the applicants are not proposing any change in terms of the hours of use as a result of the tepee facility, neither is there any intention to extend

the hours or level of noise beyond that associated with a public house of this size. The agent has also advised that live or loud music or any form of DJ is prohibited. The only music permitted is from a music system that is provided and is low key.

- 4.12. Further information has also been provided in terms of the booking schedule for the tepee from May 2017 – May 2018: 58 bookings, 2 all day, 1 morning, 3 afternoon, 12 lunch and therefore 40 evenings. There is a limit to the numbers and a charge for use of the tepee together with a commitment to a food order. The bookings have included product launches, 50th and 60th birthday parties and baby showers.
- 4.13. It should also be noted if the tepee is hired out on occasions throughout the year for 1-day temporary events for instance, these do not require the benefit of planning permission and any issues relating to noise and nuisance emanating from such events should be raised with the Environmental Health Services who have controls under the licensing legislations.
- 4.14. Environmental Health Services have also raised no objections to this development. In addition, the Environmental Health Officer has advised having conducted a site visit and concluded investigations, is satisfied that the premises licence at the Royal Oak is sufficient to control noise emitting from the use of the tepee. The reasons being that the pub beer garden has been used for many years and the tepee is unlikely to introduce any additional increase to noise levels. It was advised that the premises licence for the public house can be reviewed in the future if noise levels do increase to unacceptable levels.
- 4.15. The proposal is not considered to significantly increase any existing levels of noise or disturbance for the neighbouring occupants within this semi-rural location. The development is therefore considered to have an acceptable impact upon the adjacent neighbouring properties and their residential amenity levels.

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
New Local Plan Submission Version: Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation), DM35 (Placemaking and Design Quality)

- 4.16. There are currently 45 car parking spaces and the ability to park another 2 cars on part of the grassed area should the need arise. It is understood that the management do monitor and manage the car parking area and on busy occasions will position a member of staff in the car park to assist.
- 4.17. The agent advises that the provision of this tepee within the pub garden space would also improve the existing vitality and viability of this Public House. It is stated that the tepee is available for hire on an appointment only basis throughout the week, it is indicated however that this facility is predominantly used for gatherings and events mostly from Friday and the weekend.
- 4.18. It is put forward that customers frequenting a pub/restaurant often use taxi's and car share as most will be drinking alcohol, this means that although the tepee has a maximum capacity of 50 people many will not arrive in an individual car. On balance, this is the same for the established pub/restaurant side of the business. It should also be noted that many bookings for the tepee are not for maximum numbers. The above circumstances should also be balanced against the fact that the garden to the pub exists and has always been available for use and continues to be and that the tepee simply provides a focus for outdoor socialising, rather than an additional facility.
- 4.19. In summary, the existing parking provision within the pub car park would be retained with 45 spaces and a further 2 spaces available on the grassed area for busier periods. Given that the tepee is being used as an ancillary rather than an additional facility to support the public house, the level and arrangement of parking is

considered acceptable in this case.

Weighing and balancing of issues – overall assessment

- 4.20. 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.
- 4.21. 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
- 4.22. As set out above it is considered that the proposed development would accord with the development plan policies.

Recommendation: Application Permitted

- 1 The tepee structure and all the associated fixtures and fittings shall be removed and the area restored to its former condition on or before 31 May 2020.
Reason: The tented enclosure, by reason of its appearance and the location of the site in an Area of Attractive Landscape and Green Belt, and that enclosure/covering may deteriorate and become visually intrusive overtime and therefore not considered suitable for permanent retention.
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers WDC1; WDC3; WDC4; R01A; 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.

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 requested for clarification in respect of the nature of the application e.g. whether the structure was temporary, inclusion of the hardstanding element below tepee and parking arrangements for the site. Consequently, the agent provided an amended drawing showing the hardstanding with dimensions and also responded to the above queries which have been discussed in the relevant sections of the officer report.

18/05307/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Mark Harris - I am now advising that I would like the decision on this to be called in. My request is based on the number of residents objecting and the strength of their objections.

Parish/Town Council Comments/Internal and External Consultees

Great Marlow Parish Council

Comment: Generally welcomed this as an additional amenity but noted three concerns:-

- a) the fact that this is yet another retrospective application, the approval of which, gives unintended support to others who wish to bypass the proper planning procedure ;
- b) it is intended to increase the numbers of people using the Pub but there has been no application for additional parking places and no space to provide them thus increasing the risk of unsafe parking on the bend of a narrow country road and
- c) the increased numbers outside, in all seasons, will increase noise for neighbours. GMPC has since its meeting received representations from a household bordering the Royal Oak, requesting it, on behalf of several local households, to make the observation that the future unrestricted retention of the Tepee could have a potentially negative impact, from time to time, on several neighbouring households, particularly regarding excessive noise, coming from the users of the Tepee in the late evening.

Conservation Officer

Comment: The Tepee is a sizeable structure located within the setting of the listed building. However, it is clearly not a solid structure and can be dismantled at any time and, as such, there is no objection in terms of its impact on the significance of the listed building's setting.

Control of Pollution Environmental Health

Comment: I have no objection to this application.

Arboricultural Officer

Comment: The tepee is sited on hardstanding and its installation is not considered to be a threat to neighbouring trees.

Representations

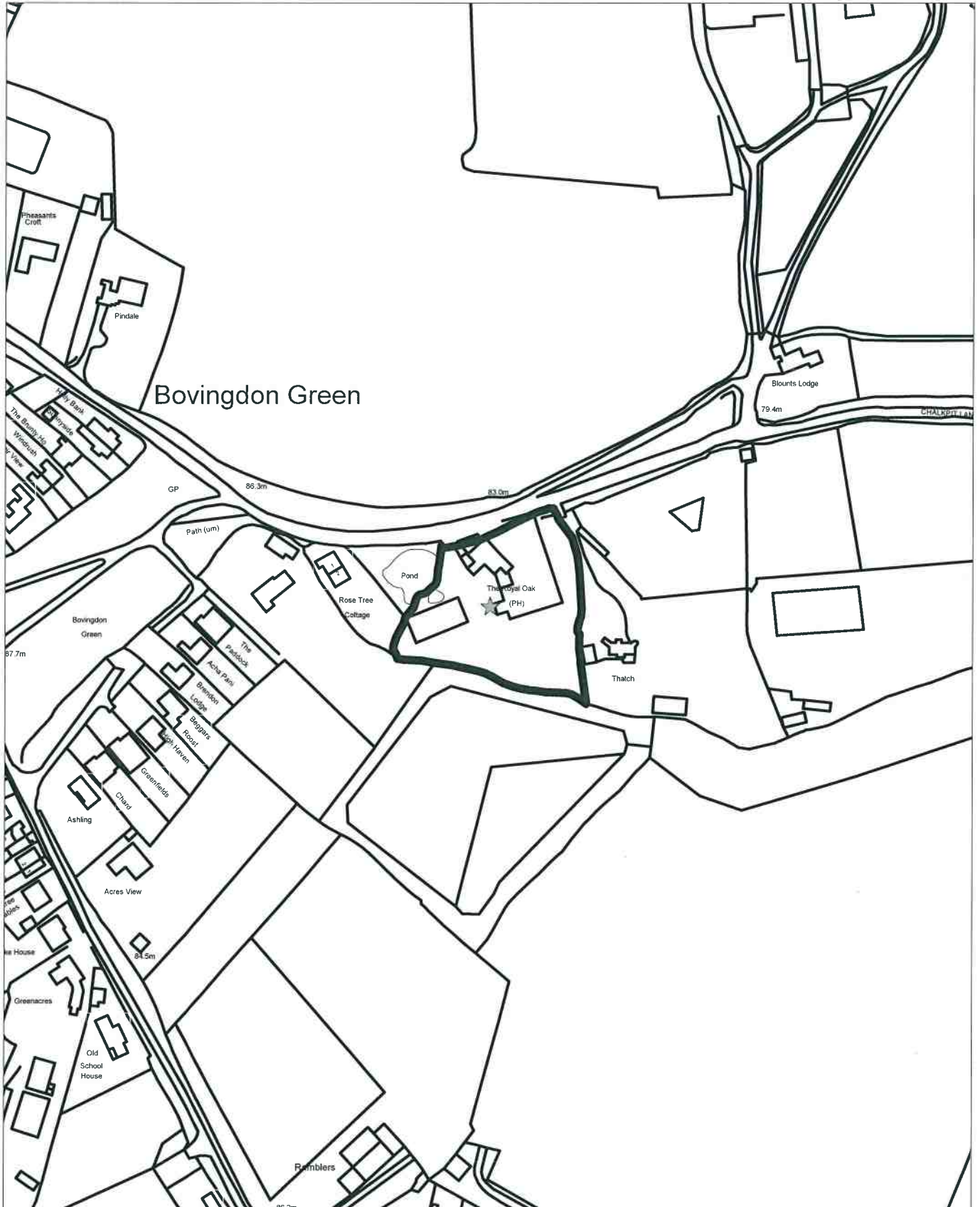
3 neutral letters, 19 letters of objection (some duplicates) including a petition from some residents who have also commented individually.

Summary of comments received objecting on the following grounds:

- Increased noise, nuisance and disturbance levels due to loud music on a regular basis
- Pressures on parking and highway safety issues as a result
- Visual amenity concerns due to the structure being out of keeping with the Area of Attractive Landscape

18/05307/FUL

Scale 1/2500

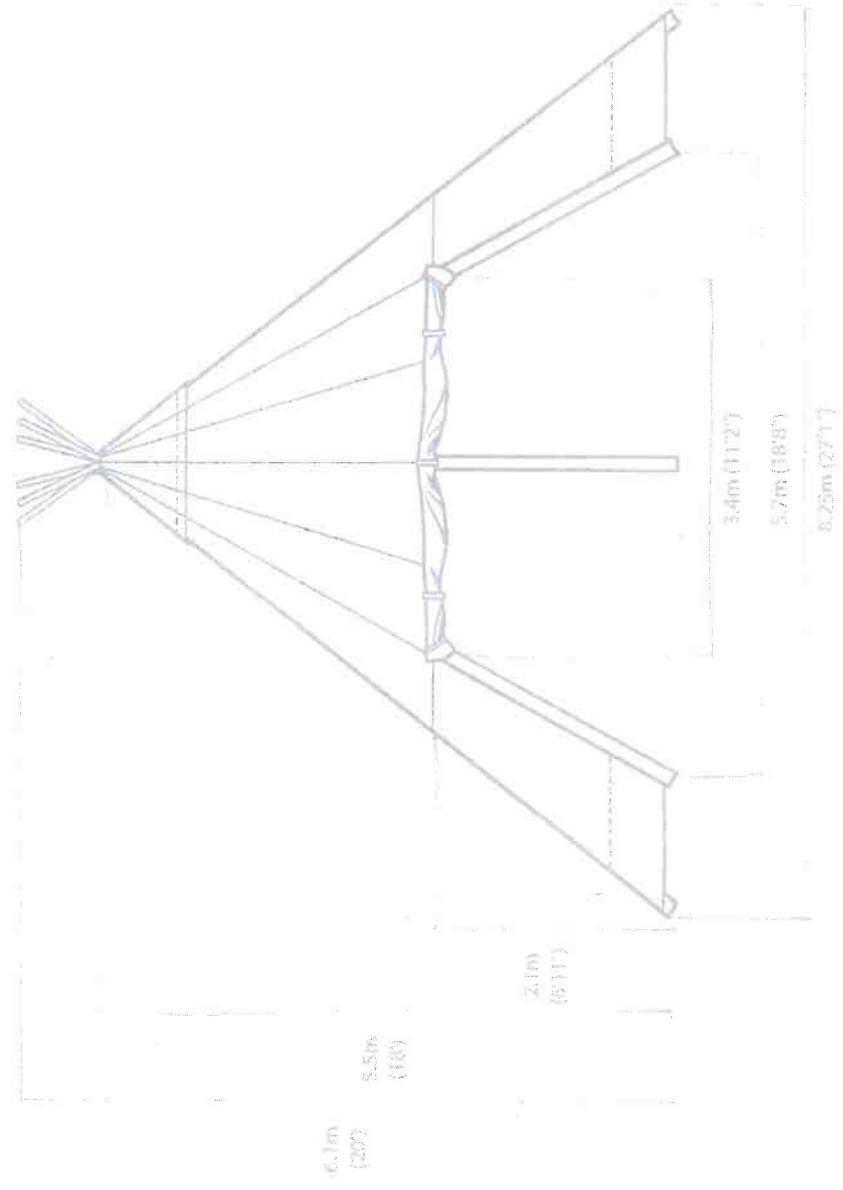


18/053 OF/rev

PLANNING
19 FEB 2018
WYCOMBE DISTRICT

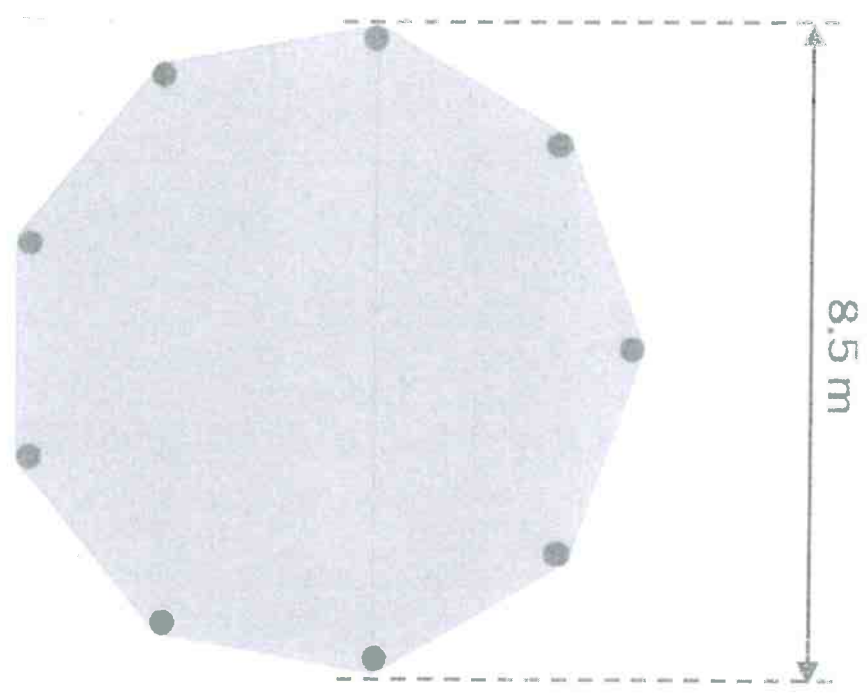


18/05307/16
PLANNING
19 FEB 2018
VYCOMBE DISTRICT



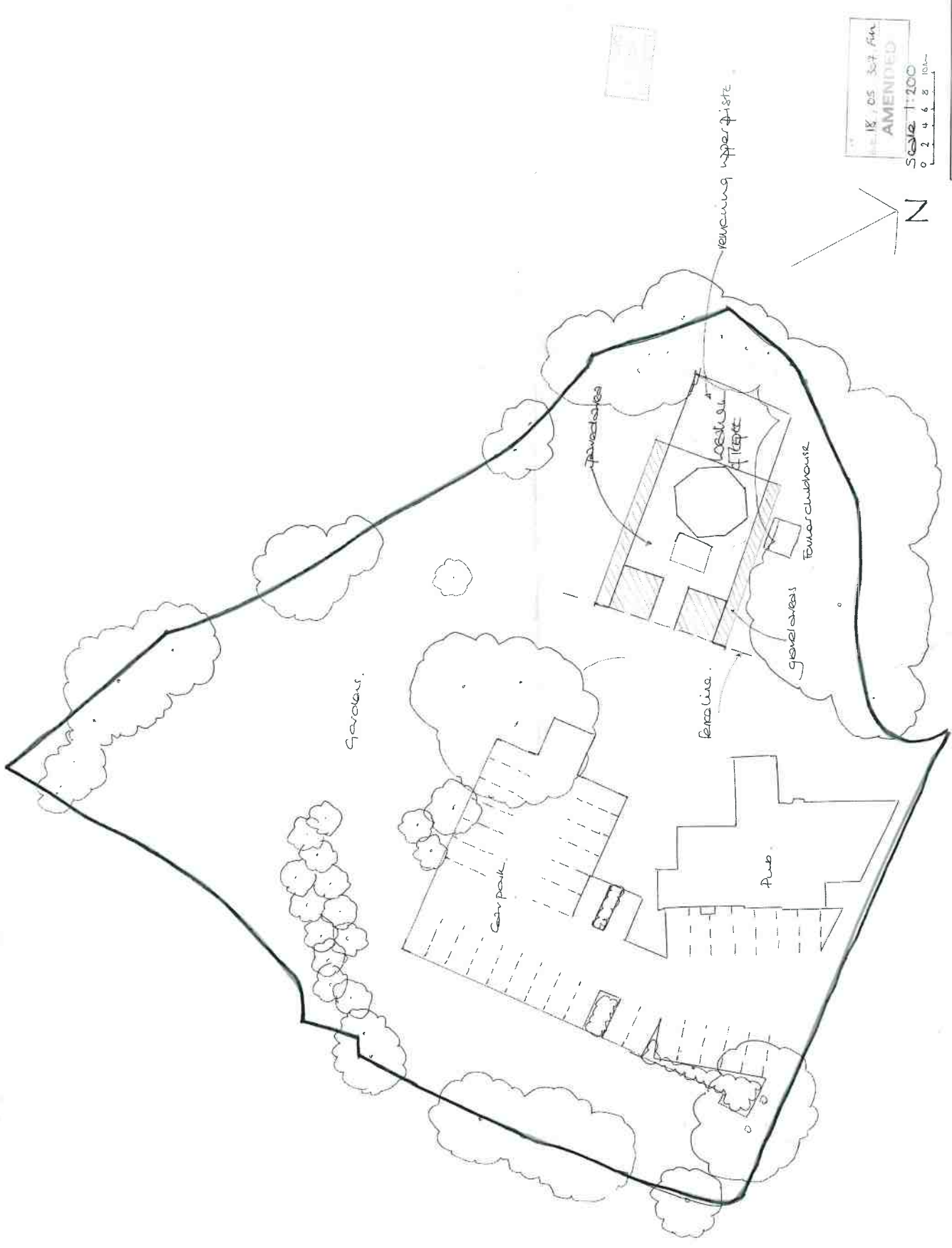
Keep details.
wooden frame

18/05/2018
PLANNING
19 FEB 2018
WYCOMBE DISTRICT



Cirrus 40

Repoo details 2
18/05/2018



18.05.2011
 AMENDED
 Scale 1:200
 0 2 4 6 8 10m

Royal Oak
 Bowlyden Green
 Plan 2011A
 Feb 2012
 Foy Planning Consultants

Agenda Item 7.

Contact: Ray Martin DDI No. 01494 421524

App No : 18/05480/FUL App Type: Full Application

Application for : Householder application for single storey side/rear extension to garage, creation of sunroom to lower ground level of garage with new access stairs & conversion to habitable rooms.

At 15 West Drive, High Wycombe, Buckinghamshire, HP13 6JT

Date Received : 26/03/18 Applicant : Mr Mirza Khuram

Target date for Decision 21/05/18

1. Summary

- 1.1. Planning permission is sought for the erection of a side and rear extension to an existing garage/workshop to create an annexe. Although described on the application for as being "single storey" it is in fact 3.8m to eaves and provides accommodation over two floors.
- 1.2. This comprises a shower and bedroom at what is the first floor and the insertion of a spiral staircase leading down to an "under garage" summer room with rear doors leading out into the garden.
- 1.3. Despite a response from a local Councillor triggering the referral process set out in the constitution (Delegated in Consultation with the Chairman) a decision notice has been incorrectly issued when delegated powers to do so were not available. In an attempt to rectify this error the application has been brought to Planning Committee.

2. The Application

- 2.1. The Case Officer produced a householder planning report which is attached as Appendix B. This recommended that conditional planning permission be granted and in agreeing with this proposal a senior officer approved the application and a decision notice was issued dated 21 May 2018.
- 2.2. During the consideration of this application Cllr Wassell responded to the case officer, David Lomas, by letter dated 18th April requesting that the application be considered by Planning Committee.
- 2.3. As a result she should have been sent the draft case officer report, and on reviewing that she could then have either agreed with the application being determined under delegated powers, or request that her concerns be discussed with the Chairman of Planning Committee. Then if it was considered that the matter would benefit from the additional scrutiny of Planning Committee it would have been referred to the next available meeting.
- 2.4. Unfortunately this application was determined during the week when Mr Lomas was leaving the Authority and he appears to have omitted to add the councillors concerns to his report. As the referral process set out in the constitution had been triggered the senior officer who determined the application did not have the delegated authority to do so. Having discussed this error with legal services the advice received was that the matter should be brought before the next available Planning Committee meeting.
- 2.5. If Members agree with the officer recommendation, as set out in the attached officer report, then the original decision notice will be left as published as there would be no need to quash the decision; no harm will have resulted. If however Members are minded to refuse the application then harm would have been identified and the Council would consent to the original decision notice being quashed by means of a

judicial review. Then when the application was remitted back for redetermination it would be refused in accordance with the wishes of the Committee.

3. Representations.

3.1. As the original representations are incorrectly reported in the appended officer report, in that they refer to a representation that can't be traced and do not refer to the response from the local member, the correct and up-to-date representations are reproduced in full below:

3.2. Representation of Cllr Julia Wassell;

I am writing to oppose this application and would like it called into the Planning Committee for further discussion. I have had several complaints from neighbouring properties about this application. So, if you are minded to agree this application at the delegated level I would certainly like it to be brought to the attention of the planning committee. It is out of character with the area and overbearing.

3.3. The adjoining occupier has made the following comments:

I have just managed to view the new amended plans on the website. I have discussed these with my husband and we would object to the new plans in the strongest possible terms.

The reduction in length of the new extension is only 1.3m! The length of the extension as amended is still 8.55m (previously 9.92m). This is a compromise unacceptable to us as it will still extend 3.05m from the existing garage x at least 5-6m high. This is overbearing from our garden, lower patio area, and upper patio area where table and chairs are likely to be sited in the summer in that corner (as shown in photos sent to you previously). The height of the extension will have a particularly negative effect with regard to sitting on both the upper and lower patio areas and block out light to our lower patio and garden. Our house is a family house with 4 large bedrooms and use of the garden and lower patio is ideal for children.

I would add that I am of the opinion that the original plans were submitted as a tactic with an even longer length so that we would be required to be satisfied with any amended length.

The new length is still nowhere near the 2m reduction that you requested of the applicant and we do not feel that a 1.37m reduction is at all acceptable.

Thank you for considering our views.

3.4. On reviewing the case officers report on-line the adjoining occupier requested an explanation of the following issues with regard to the officer report (which alerted officers to the error made):

1) On your report you state under representations - "Reduction of 1.9m is insufficient to reduce overbearing nature of extension to rear on lower and upper balconies/platforms". You have stated there that the revision is a reduction of 1.9m but how does this figure come about? The original plans show length of garage and new extension as 9.92m and the revised plan show this as 8.55m. This is a reduction of 1.37m. I am therefore puzzled about where the reduction of 1.9m is?

2) Secondly you state that the new extension will in height will only be slightly higher than the existing wall at the lower platform level - but we understand it to be a two storey extension? On the plans the garage is 5.55m long and on the new bedroom plan the total length is 8.55m long - an extension of 3m from the end of

the existing garage and constituting the first floor, and this will be above the wall as the new sun room, converted from the workshop, will be below this. Forgive me but I do not understand how it can only be slightly higher than the existing wall? The existing wall is 2.3m high and for two storeys will need to be approximately 5.5m high - an increase of 2.2m above the existing wall.

4. Weighing and balancing of issues – overall assessment

- 4.1. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 4.2. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
 - (a) Provision of the development plan insofar as they are material
 - (b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
 - (c) Any other material considerations
- 4.3. As set out in the appended officer report it was concluded that the development would accord with the development plan. Members are however free to weigh and balance the issues identified as they see fit.

Recommendation: Minded to Grant

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 WDC1, WDC2, WEST/02, WEST/03D, WEST04C and WEST/05B.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
3. The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building.
Reason: To secure a satisfactory external appearance.
4. No windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted.
Reason: To safeguard the privacy of occupiers of the adjoining properties.

Agenda Item 7. Appendix A

Contact: David Lomas DDI No. 01494 421580
App No: 18/05480/FUL **App Type:** Full Application
Application for: Householder application for single storey side/rear extension to garage, creation of sunroom to lower ground level of garage with new access stairs & conversion to habitable rooms
At: 15 West Drive High Wycombe Buckinghamshire HP13 6JT
Date Received: 19/02/18 **Applicant:** Mr Mirza Khuram

1. The Application

- 1.1. The property is a single storey detached hipped roof bungalow locate to the western side of the Road with pitched dormer at the front. It is set well down from the highway as the land levels slope downward toward the west. This results in the rear garden being much lower than the corresponding front elevation. At the rear there is an existing raised patio that spans the full length of the rear in split level with a modest garden, which is bound by a mix of post and rail, hedgerow and close boarded fencing. It benefits from an attached single storey side garage, which is located further down via the steep driveway along the front, which can accommodate approx. 3 vehicles. The property is located in Residential Parking Zone A.
- 1.2. The proposal, following revisions, seeks permission to enlarge (1.2m to the side) and extend (2.6m to the rear) the existing single storey flat roof garage and its conversion to split level habitable accommodation.

2. Working with the applicant/agent

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 was advised that the extension to the garage building was too long and was advised to reduce the length of the building. The applicant responded by submitting revise plans which were found to be acceptable, and the application was recommended for approval.

3. Relevant Planning History

17/07751/FUL - Householder application for construction of two storey rear extension, first floor loft extension and single storey front porch extension with associated internal alterations. Granted not implemented.

18/05480/FUL - Householder application for single storey side/rear extension to garage, creation of sunroom to lower ground level of garage with new access stairs & conversion to habitable rooms. Pending decision.

W/87/7887 – Part single part 2 storey rear extension. Granted & implemented.

W/96/06975 – Front dormer in connection with loft conversion. Granted & implemented.

Similar scheme - 19 West Drive. W/87/5191 – Extension to form bedroom sitting room. Granted & implemented.

4. Consultations and Notification Responses

Ward Councillor Preliminary Comments: **None received**

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished

Representations

2 Objections from the same property received details as below on the first proposal:

- Creation of separate flat not conforming to the development pattern in the locality and lack of appropriate bin and cycle stores – adverse effect on the character of the locality
- Extension along garage being excessive and overbearing.
- Increase in size of property, when used in conjunction with other approved development would result in an overbearing property and negatively impact the rear by scale of brick work.

1 – Objection on revised scheme:

- Reduction of 1.9m is insufficient to reduce overbearing nature of extension to rear on lower and upper balconies/platforms.
- Loss of light to lower platform

5. Summary of Issues

The key issues in this case are:-

- a) The impact of the proposal on the character and appearance of the original property and the area in general.
- b) The impact of the proposal on the residential amenities of neighbouring dwellings.
- c) The impact of the proposal on local highway conditions with regards to access and parking.

Development Plan Policies and Guidance:

Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced): Policies G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), H17 (Extensions and Other Development within Residential Curtilages) and T2 (On-Site Parking and Servicing).

Core Strategy DPD (Adopted July 2008): Policy CS19 (Raising the Quality of Place-Shaping and Design).

Additional Guidance: Buckinghamshire County Parking Guidance

Wycombe District Local Plan Submitted Version March 2018: Policies DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings)

The emerging policies of the Wycombe District Local Plan Submission Version will also be material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.

Is the proposed development out of keeping with the character and appearance of the area and the existing property?	N
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The character of the location is residential with similar designed properties found throughout this side of the street. Many have been extended in the past, which have included rear and side extensions both single and two storeys, roof alterations and dormers. As the ground level toward the back slopes downward and is much lower than the corresponding rear elevation ground level there is potential for undercroft accommodation/storage areas to be created.

In this case, the rear elevation is dominated by the existing rear extension granted under ref: W/87/7887 providing an apex gable style extension. The rear of the existing garage appears to be separated from this by a set of stairs which leads, at the lower level, to a full length raised platform, which then leads to the sloping garden. Along the mutual boundary with No 13 toward the end of the garage is an open storage area covered by a canopy and a low boundary wall.

The proposal seeks to enlarge the garage by extending it to both northern and western elevations and deepening the rear elevation so that a split level accommodation can be provided. The overall design of the scheme remains subservient and is proportionate to the existing extension features, albeit continues the flat roof vernacular of the existing garage.

A similar scheme, which includes a split level accommodation was granted under ref: W/87/5191 at No 19 and therefore the design principles are acceptable in this case. The scheme complements the existing rear by providing definition to the otherwise blank rear elevation and 'fits' well within the overall design of the building, especially along this elevation. The garage door will be replaced with a single window and this is also consistent throughout the street. The inclusion of utilities etc. does not necessary make the use of the garage a self-contained unit. There is no independent access to the additional space other than through the main dwelling. In any event the creation of an independent unit on the site would require consent in its own right.

Therefore, given the wider street context, the proposal is acceptable having no harm to the overall character and appearance of the locality nor host building

Is the proposal of a size and siting that would be overbearing in appearance to the neighbours?	N
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The main impact of the proposal will be to the mutual boundary with the adjoining neighbour at No 11, where the existing garage, composed purely of brick, makes up the majority of the side boundary. The existing garage is approx. 16m length with a flat roof approx. 2.5/3m high when measured at the ground level of the higher, main patio area of No 11. This would extend to a height of approximately 4.5m to 5m beside the lower platform where the proposal seeks permission to add approx. 2.6m to the rear of the garage. Although this would create a large expanse of brick work along the boundary from the upper patio it will appear only slightly higher than that of a 2m close boarded fence. At the lower level it will be only marginally higher than the existing lean too currently located at the rear of the garage.

Although there would be some loss of outlook toward the northern boundary this is not considered so significant in planning terms to warrant a refusal of the application.

Would the privacy of adjoining properties be adversely affected?	N
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There are no side windows to be inserted in either flank elevation. However, due to the topography, there could be potential for overlook along the boundaries, despite being some 6 distance. It is therefore reasonable, in this context to condition that no openings of any kind shall be inserted in either flank elevation to ensure that privacy from neighbours is maintained.

Are the light levels enjoyed by neighbours significantly reduced, with regard to the Council's light angle guidance?	N
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The length of the extension as measured overall meets the lighting and design guidance as outlined in Appendix 4 as the neighbour at No. 11 has full height glazing that spans the whole of the rear elevation.

Is the number of parking spaces serving the property deficient as a result of the proposed development?	N
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The loss of the garage for habitable accommodation would reduce the parking provision by 1. The Bucks County Parking Guidance states that a property of this size should provide a minimum of 2 spaces. The existing driveway shows that it remains compliant.

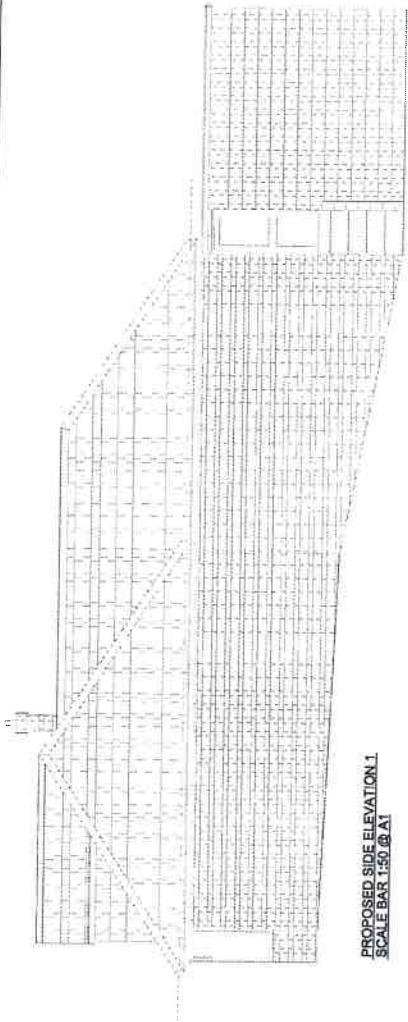
Are there any other issues that would result in the development being prejudicial to highway safety?	N
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Are there any other relevant planning issues that need to be considered?	N
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<u>Conclusion</u>	Y
Given the above, is the development considered to accord with all relevant Local Plan policies, whereby the application can be recommended for approval?	

18/05480/FUL
Scale 1/1250

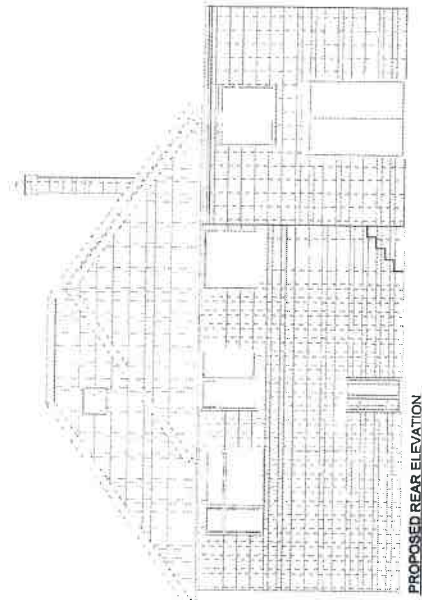




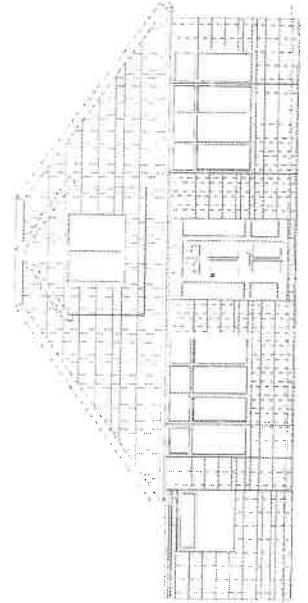
PROPOSED SIDE ELEVATION 1
SCALE BAR 1:50 @ A1



PROPOSED SIDE ELEVATION 2
SCALE BAR 1:50 @ A1



PROPOSED REAR ELEVATION
SCALE BAR 1:50 @ A1



PROPOSED FRONT ELEVATION
SCALE BAR 1:50 @ A1



NOTES:
 1. This drawing is for information only. It is not to be used for construction purposes.
 2. The architect is not responsible for the accuracy of the information provided in this drawing.
 3. The architect is not responsible for the accuracy of the information provided in this drawing.
 4. The architect is not responsible for the accuracy of the information provided in this drawing.
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 10. The architect is not responsible for the accuracy of the information provided in this drawing.

1	Project Name	Greenfields Architectural Services
2	Project Address	113 Green Road, London, Ontario, Canada
3	Project Phone	519-271-1111
4	Project Fax	519-271-1112
5	Project Email	info@greenfieldsarchitecturalservices.com
6	Project Website	www.greenfieldsarchitecturalservices.com



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 Email: info@greenfieldsarchitecturalservices.com
 Website: www.greenfieldsarchitecturalservices.com
 DRAWING TITLE: PROPOSED ELEVATIONS
 SITE ADDRESS: 113 Green Road, London, Ontario, Canada
 SCALE: 1:50 @ A1
 DATE: 10/20/18
 DRAWING NO: 18-001-001-001
 DRAWING BY: [Name]
 DRAWING NO: 18-001-001-001

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES AND ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES AND ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

2. ALL BUILDINGS SHALL BE TO BE CONSTRUCTED TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES AND ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES AND ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES AND ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

ELECTRICAL KEY:

LED DOWNLIGHT	DOUBLE POINT POINT
DOWN LIGHT (RETRACTABLE)	
UP LIGHT	
EXTENSION CABLE	
EXTENSION CABLE	
DOUBLE POINT POINT	

Internal Wall - Stud partition: Between a room containing a water closet and other rooms within the dwelling to achieve a reasonable resistance to the passage of sound (Minimum 40dB). Timber stud walls to have a minimum of 75mm between studs with one layer of 12.5mm plasterboard on each side. A minimum of 100mm of mineral wool insulation to be installed between the stud partitioning. Sound absorbing wall insulation to be used.

- CEILING FINISH:**
- 1) Top Deck
 - 2) Upper Deck - Form T & O
 - 3) 100mm Celotex Insulation
 - 4) 12.5mm Gypsum Board
 - 5) 12.5mm Gypsum Board (12.5mm T & O)

- WALL CONSTRUCTION:**
- 1) 12.5mm Gypsum Board
 - 2) 100mm Celotex Insulation
 - 3) 12.5mm Gypsum Board
 - 4) 12.5mm Gypsum Board (12.5mm T & O)

EXTERIOR FINISH:

1) 12.5mm Gypsum Board

2) 100mm Celotex Insulation

3) 12.5mm Gypsum Board

4) 12.5mm Gypsum Board (12.5mm T & O)

DOUBLE GLAZED UPVC WINDOW WITH INTEGRATED INSULATION GLAZING:

1) 12.5mm Gypsum Board

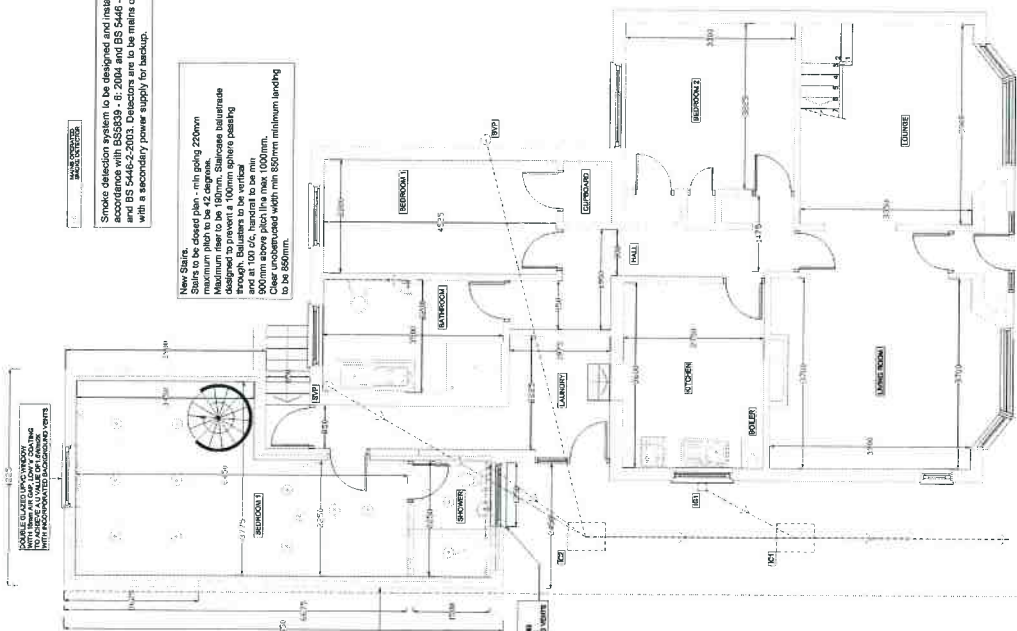
2) 100mm Celotex Insulation

3) 12.5mm Gypsum Board

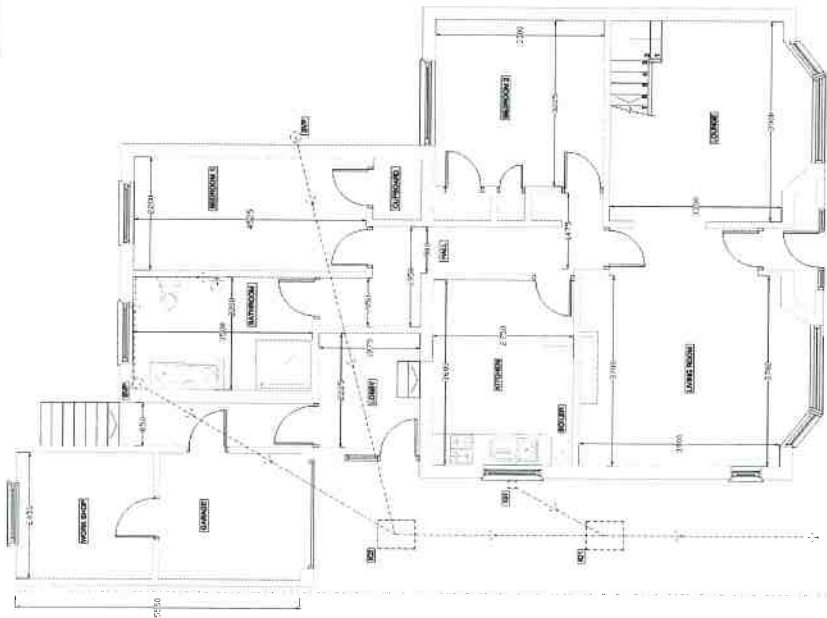
4) 12.5mm Gypsum Board (12.5mm T & O)

Smoke detection system: to be designed and installed in accordance with BS5839 - 8:2004 and BS 5446 - 1:2002 and BS 5446-2:2003. Detectors are to be mains operated with a secondary power supply for backup.

New Stairs:
Stairs to be closed plan - min going 200mm
Maximum rise to be 190mm. Staircase balustrade designed to prevent a 100mm sphere passing through and at 100mm handrail to be 900mm above pitch line max 1000mm. Clear unobstructed with min 850mm minimum landing to be 850mm.



PROPOSED GROUND FLOOR PLAN
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EXISTING GROUND FLOOR PLAN
SCALE BAR 1:50 @ A1

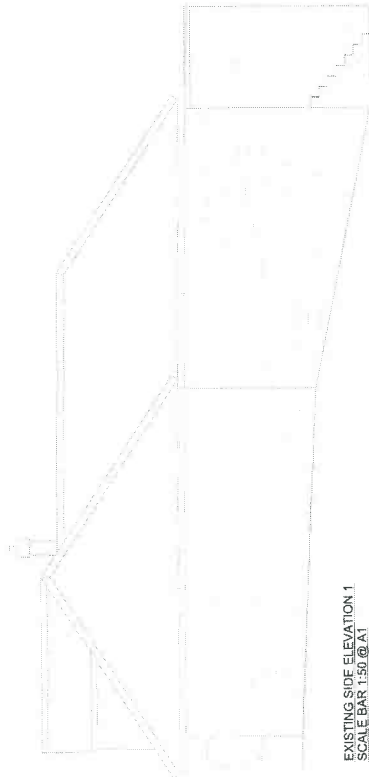
Greenfields Architectural Services

Client: [Name], Contact: [Phone], Email: [Email]

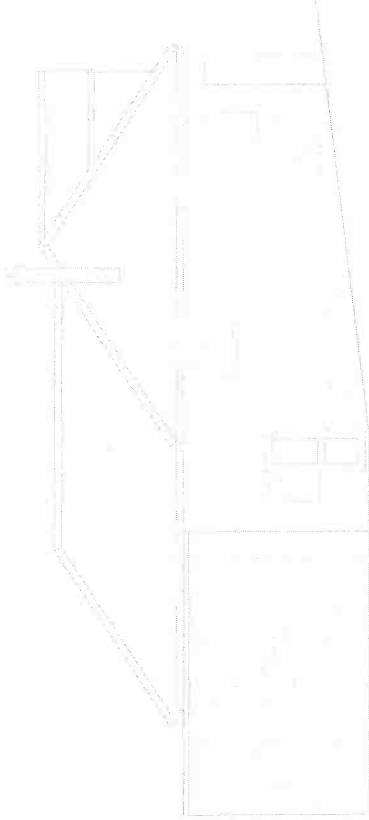
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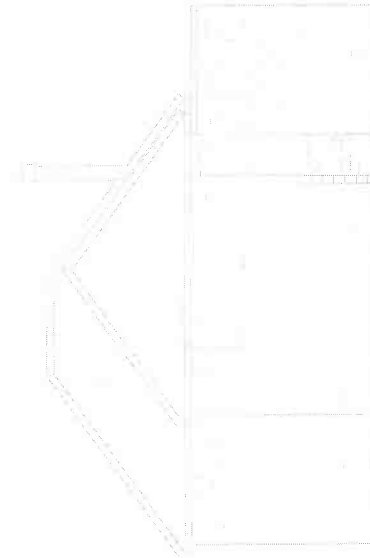




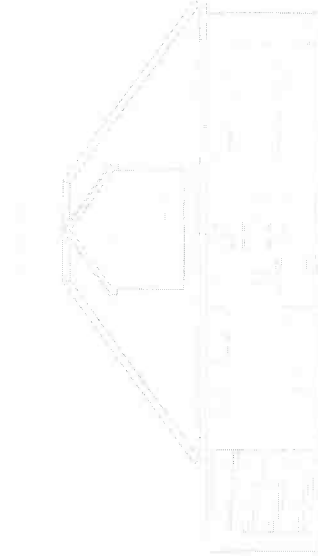
EXISTING SIDE ELEVATION 1
SCALE BAR 1:50 @ A1



EXISTING SIDE ELEVATION 2
SCALE BAR 1:50 @ A1



EXISTING REAR ELEVATION
SCALE BAR 1:50 @ A1



EXISTING FRONT ELEVATION
SCALE BAR 1:50 @ A1



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Services

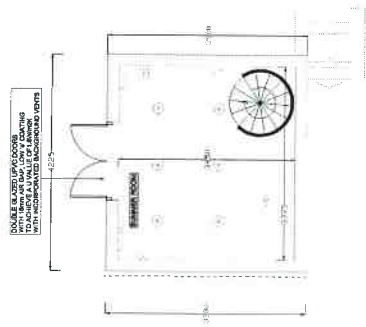
18 | 05 | 20 | 19

PROJECT: GREENFIELD'S ARCHITECTURAL SERVICES
 CLIENT: GREENFIELD'S ARCHITECTURAL SERVICES
 PROJECT NO: 18-05-20-19
 DRAWING NO: 18-05-20-19-01
 DATE: 13.05.18
 DRAWING BY: MFB
 DRAWING NO: 18-05-20-19-01

GENERAL NOTE
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ELECTRICAL KEY:

- MSB CONDUIT
- CABLE ROUTE (SHOWN LIGHT FITTING)
- LIGHT SWITCH
- EXTRACTION FAN
- DOUBLE POINT SOCKET



PROPOSED FLOOR UNDER GARAGE
SCALE BAR 1:50 @ A1

Plumbing Installation

Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572:1978. Above ground level foul drainage pipe work shall be PVC-U to BS 4514.

Pipework must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing overflow, backflow, leakage or blockage. All pipework shall be installed to ensure that the pipework is accessible for inspection and repair. All pipework shall be installed to ensure that the pipework is accessible for inspection and repair. All pipework shall be installed to ensure that the pipework is accessible for inspection and repair.

- Minimum pipe sizes for sanitary plumbing to be:
 - WCs soil pipes - 100mm dia Nominal size.
 - Handbasins - 32mm dia Nominal size.
 - Showers - 32mm dia Nominal size.
 - Overflows - 19mm dia Nominal size.
 - Kitchen sink - 32mm dia Nominal size.
- All fittings to have a 75mm deep seal traps. All waste pipes to be laid to falls 25mm per metre run. All sanitary fittings to be installed as per manufacturers instructions.
- The maximum lengths of waste pipes shall be as follows:
 - 32mm pipe - 1.7m Maximum length.
 - 50mm pipe - 3.0m Maximum length.
 - 75mm pipe - 6.0m Maximum length.
 - 100mm pipe - 6.0m Maximum length.

Soil and venting stacks @ head of drainage run to be ventilated to the external air via rigid ducting (Min 900mm above any openable window head or within 3m horizontally).

Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 50mm sound deadening quilt and 2 layers of 12.5mm plasterboard in 38mm x 38mm softwood framing. Access and rodding eye fittings to be provided to ensure air pipework is accessible as required. Pipework laid between joists to be fitted with insulation. Underground pipes with less than 750mm ground cover shall be installed. Any rising mains are to be insulated.

Surface water to be conveyed to existing rainwater drainage system.

Ventilation

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation area fit to be 1.75m above floor area.

Windows are to provide 4000 sq/mm minimum of background ventilation via controlled trickle vents to utility room, an suite and bedroom. All background ventilation to be provided in accordance with BS 5572:1978. Alternatively the sum of all trickle vents must equal 6000 sq/mm as specified in Table 1 of approved document F1.

Shower room to be ventilated mechanically ventilated with a wall mounted fan which can achieve extract to external air @ 15 lps per second.

Mechanical vents are to be tested and commissioned in accordance with regulation 42 and part F1 2010.

Electrical Installation.

All electrical installation is to be in full accordance with BS 7671, and with the latest addition of IEE wiring regulations, part 72 building regs. and should be carried out in accordance with current installation techniques applicable to the material and equipment being used. Full completion certificates to be issued by a certified electrical engineer in completion of the electrical installation.

Note that all wiring which is covered or surrounded with thermal insulation to be de-rated in accordance with Appendix A of BRE Thermal Insulation; avoiding risks 2002 edition.

All downlights in first floor ceiling voids are to be fitted with incandescent covers to maintain half hour fire resistance.

All light switches are to be fitted 1200mm from finished floor level and all switched outlets to be fitted 450mm above finished floor levels.

Lighting
 75 % of new light fittings to be energy efficient.

The hot water supply to the hot water must incorporate measures to ensure that the temperature of the water supplied to the hot water is not above 60 degrees Celsius. The hot water supply pipe to be insulated to conserve heat in unheated spaces with material having a thermal conductivity of 40 degrees Celsius not exceeding 0.035 W/m2K, having a thickness equal to the diameter of the pipe up to a maximum of 40mm.

Gas:
 All works to the boiler and heating system to be carried out by a Gas Safety Registered person.



Greenfields Architectural Services

London Office: 13 Queen Road, London, E16 1JH
 Telephone: 0207 306 4200
 Email: enquiries@greenfieldsarchitectural.com

Project: PROPOSED FLOOR UNDER GARAGE
 Date: 13.08.18
 Scale: 1:50 @ A1
 Drawing No: 13.08.18

Agenda Item 8.

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 25 July 2018 in Committee Room 1.

1.2 It is proposed that a presentation will be given by the WDC Principal Development Management Officer Sarah Armstrong on the Desborough Road, Temporary Accommodation, unless a developer makes a request in the meantime to give a presentation.

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 10.

For Information: Delegated Action Authorised by Planning Enforcement Team Between 15/05/18-11/06/18

Reference	Address	Breach Details	Date Authorised	Type of Notice
18/00172/CU	Park Mill Princes Risborough Buckinghamshire	Alleged material change of use of land from agricultural to parking	21-May-18	Planning Contravention Notice
18/00107/CU	6 Oxford Street High Wycombe Buckinghamshire HP11 2DG	Without planning permission material change of use of ground floor from A1 to A3	31-May-18	No material Harm
18/00098/OP	274 Amersham Road Hazlemere Buckinghamshire HP15 7PZ	Demolition of existing dwelling and erection of 1 x 5 bed and 3 x 4 bed detached dwellings with detached double garage (alternative scheme to pp 12/06998/FUL) in breach of condition 9 of permission 12/07891/FUL (allowed at appeal)	16-May-18	No material Harm
18/00133/OP	1 Eaton Place Eaton Avenue High Wycombe Buckinghamshire HP12 3AU	Without planning permission the erection of front boundary fence	17-May-18	No material Harm
17/00397/OP	1 - 5 The Cottages Bricks Lane Beacons Bottom Buckinghamshire HP14 3XG	Without planning permission the erection of timber gates across a public footpath adjacent to a highway	08-Jun-18	No material Harm

Reference	Address	Breach Details	Date Authorised	Type of Notice
17/00499/MS	Community Centre St Marks Close High Wycombe Buckinghamshire HP13 6GN	Demolition of existing church & erection of combined place of worship/community centre & 25 x 2 bed flats in breach of condition 5 of p/p 03/07951/FUL (operating hours)	05-Jun-18	No material Harm
17/00391/OP	102 Carver Hill Road High Wycombe Buckinghamshire HP11 2UD	Without planning permission the construction of canopy, pillars and steps to front of property	05-Jun-18	Enforcement Notice
17/00497/OP	1 Milestone Close Stokenchurch Buckinghamshire HP14 3RH	Without planning permission the erection of dormer windows to front and rear	29-May-18	Enforcement Notice
17/00555/CU	12 Ogilvie Road High Wycombe Buckinghamshire HP12 3DS	Without planning permission a material change of use by virtue of the siting of a mobile home on the Land for residential occupation (in the approximate position shown coloured green on the attached plan) and erection of brickwork surround (outlined in blue on the attached plan) facilitating the aforementioned unauthorised use	08-Jun-18	Enforcement Notice
17/00561/OP	27 North Drive High Wycombe Buckinghamshire HP13 6JW	Without planning permission the erection of rear extension	23-May-18	Enforcement Notice