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App No : 17/08376/FUL App Type : FUL

Application for : Demolition of single storey buildings on site and existing flat roof extension to main barn. Erection of single storey side extension to each end of west elevation, construction of mezzanine floor & basement area to main barn & single storey infill extension to south elevation of building B, all in connection with change of use of site to wedding venue including ground floor of farmhouse & Managers flat over, alteration to existing access & creation of associated car parking

At Rackleys Farm, Marlow Road, Cadmore End, Buckinghamshire, HP14 3PP

Date Received : 05/01/18 Applicant : The Sargent Charitable Trust

Target date for decision: 02/03/18

## 1. **Summary**

- 1.1. The proposed development and redevelopment of the existing main barn and associated buildings including the farmhouse, alterations to access with car parking to enable the change of use of the site to a wedding venue is considered to be an acceptable form of development.
- 1.2. The design and appearance of the proposed development would respect the special character, appearance and enjoyment of the Chilterns AONB and rural amenities of the open countryside location including the public footpath which runs through part of the application site. The proposal has shown due regard to the historical, landscape and ecological interests of the site. It is considered to maintain an acceptable level of amenity for neighbouring residential properties in respect of noise and disturbance. The proposal is also considered to be acceptable in terms of its impact on highway safety and capacity.
- 1.3. The application is recommended for approval, subject to conditions.

## 2. **The Application**

- 2.1. The proposed development would result in a group of single storey buildings located to the west of the main barn (also referred to in the drawings as Barn A) which have a cumulative footprint of 264sqm being demolished and the restoration of the land that they occupy to meadow. The application also indicates the removal of an existing extension to the northern smaller wing of the main barn.
- 2.2. The main barn: Barn A would be extended by a bay at each end with a mezzanine including demolition of an oak framed lean-to style structure mentioned above. Barn A's footprint would be increased by 173sqm, this will increase the barns seating capacity from 90 to 120 covers with the introduction of a basement area under the new bay in the barn to provide a staff room and wine cellar.
- 2.3. The group of buildings opposite the main barn are known as Barn B: these consist of an enclosed barn, central pig sties and an open-faced barn structure. The pig sties and open-faced structure will be replaced with a simple dual-pitch roof structure. It is proposed to utilise Barn B as a combination of Registrar's office, caterer's office, meeting room and equipment storage area.
- 2.4. The Farmhouse: the first floor of this building will be used for accommodation for the on-site manager with the ground floor to be used for the bridal party, preparation meeting room and the manager's office.
- 2.5. A landscaped parking area is proposed to the rear of Barn B which is within the eastern part of the site to serve the needs of the proposed use. It is noted that a

smaller parking area for staff parking deliveries is proposed adjacent to the kitchen in Barn A.

- 2.6. As the site does not have mains drainage, a new water treatment plant is proposed to be located at the end of the access drive for ease of maintenance. The applicant is considering the installation of a Ground Source supply which would be sited adjacent to the Main Barn area.
- 2.7. Rackleys Farm comprises a farmhouse, associated agricultural barns along with a couple of smaller fields, one of which contains a number of unused agricultural structures. The farmhouse and barns no longer support a viable agricultural operation with many of the associated fields being sold off to neighbouring farms some years ago.
- 2.8. The application site lies in the open countryside beyond the Green Belt and the Chiltern Area of Natural Beauty on the B482 on the periphery of Cadmore End which is 6 miles to the north of Marlow. It is located in non-residential zone 2 for BCC parking standards. The applicant owns adjacent fields totalling 3.35 hectares surrounding the site area which covers 0.58 hectares. A private drive provides access from the B482. Three buildings are grouped around a concrete surfaced farmyard. An existing two-storey white painted brick farmhouse, the timber boarded main barn and grouping of ancillary, largely single storey brick farm buildings opposite.
- 2.9. The application is accompanied by:
  - Planning Statement
  - Design and Access Statement
  - Ecology Report
  - Flood Risk and Surface Water Drainage
  - Noise Assessment
  - Phase 1 Contamination report
  - Structural Construction Report
- 2.10. 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.
- 2.11. Weight is of course a matter for the decision maker but the NPPF says:

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

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

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

- 3.1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
  - offering a pre-application advice service,
  - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning & Sustainability Customer Charter

In this instance, the applicant/agent was updated of any issues after the initial site visit and was requested to provide clarification and further details in terms of the arrangement of the timber roof trusses within the main barn, landscaping and boundary treatments.

#### **4. Relevant Planning History**

- 4.1. 13/07165/FUL – Granted planning permission for the conversion of barn to a self-contained dwelling.
- 4.2. 14/06301/FUL – Granted planning permission for the conversion of barns to self-contained 4 bed dwelling with associated parking.
- 4.3. 16/07749/PNP3R – Details approved in respect of a Prior Notification (Part 3, Class R) for change of use of two existing detached buildings (Barn A & B) from Agricultural use to use class D2 (assembly and leisure).

#### **5. Issues and Policy considerations**

##### **Principle and Location**

Adopted Local Plan (ALP): C7, C8 (Re-use and Adaptation of Buildings in the Countryside), C10 (Development in the Countryside beyond the Green Belt), L1 (Chilterns AONB), G3 (General Design Policy), G26 (Designing for Safer Communities), H10 (The Protection of Existing Residential Accommodation and Land), RT7 and RT8 (Bed and Breakfast / Serviced Accommodation)

Core Strategy Development Planning Document (CSDPD): CS1 (Overarching Principle – Sustainable Development), CS2 (Main Principles for the Location of Development), CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design),

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)

- 5.1. Policy C10 of the Adopted Local Plan is the general policy for development in the open countryside beyond the Green Belt. This policy seeks to manage appropriate development within these areas and to ensure that it respects the character and appearance of the countryside. It is acknowledged that some development is necessary however only appropriate uses to a rural area will be acceptable in order that the vitality and economy of the rural environment can be protected and encouraged.
- 5.2. Development in the countryside is strictly controlled, and the re-use of the existing farm buildings for diversified activities is therefore to be encouraged. Where new building is essential for an appropriate diversification scheme to proceed or expand, an appropriate extension may be permitted, subject to other relevant development plan policies. Furthermore, policies C7 and C8 of the Adopted Local Plan acknowledge that rural buildings can often be put to re-use and new uses without detriment to the countryside.
- 5.3. It should be noted that a Prior Notification (Part 3, Class R) for change of use of two existing detached buildings (Barn A & B) from Agricultural use to use class D2 (assembly and leisure) was granted in December 2016. This permission effectively allows both barns to be used for assembly and leisure purposes; such uses could include wedding receptions or similar.
- 5.4. The proposed scheme seeks a change of use of the site to establish a wedding venue at Rackleys Farm which will involve extensions to the barns. All weddings will have exclusive use of the venue and there would only be one wedding taking place at any one time. It is envisaged that a maximum of thirty weddings would take place per year. The proposed enlargement and alterations to the main barn: Barn A would increase the capacity to accommodate 120 covers (90 covers existing). Barn B which includes the former low level pig sties would be refurbished and the pig sties being replaced with a single storey infill structure to be used for storage, an office area and also a Registrar's preparation area and that it is the applicant's intention to apply for a licence to hold Civil Ceremonies on site. The farmhouse would be used as the

manager's accommodation at first floor, with the ground floor being used as the bridal party's preparation room. A catering company would be employed to work from the site, the number of staff employed would be between 6-20 people depending on the size of the event and this number would include bar and waiting staff with parking to be provided.

- 5.5. It is noted that the single storey buildings in the land to the west of the main barn have a combined footprint of 264sqm and that these would all be removed as part of this current proposal. As a comparison, the proposed barn extensions would have a total footprint of 173sqm. The demolition of these redundant buildings balanced with the new extension bays to the main barn would result in a net reduction in terms of the overall area they occupy and a sensitive approach that would respect and enhance the wider open countryside and wider AONB setting.
- 5.6. The Council's current policies on re-use of buildings indicate that business use should be considered first, before residential use, and as such there is no objection in area policy terms to the redevelopment of the buildings to enable the change of use to wedding venue. A structural condition, repair and maintenance report has been submitted to support the application. It concludes that the main barn and ancillary buildings (Barns A&B) are in a sufficiently good condition and would only require some on-going maintenance and repairs. Therefore the re-use, adaptation and extension of the existing barn buildings and farmhouse within the former farmyard is considered acceptable to facilitate the change of use of the site to a wedding venue, having due regard to the location of the development site within the open countryside beyond the Green Belt and the Chilterns AONB.
- 5.7. The Council currently has a policy which indicates that the loss of residential accommodation will not be acceptable. The current proposals indicate that the main house is to be used in part to provide accommodation for an on-site manager on the first floor, with the remainder of rooms on the ground floor providing preparation rooms for the bridal party and the manager's office. Given that the farmhouse is retained as a dwelling with part of the building being used ancillary to the wedding venue use it is considered that this approach complies with policies relating to loss of residential accommodation and the formation of a mixed use of the farmhouse.
- 5.8. In summary, the redevelopment of the site to re-use existing buildings for a wedding venue use, extensions to the main barn and works to Barn B building are considered to be acceptable in conjunction with the proposals, and in respect of the impact on the surrounding countryside location in the Chilterns AONB.

**Impact upon historic buildings, the special character and appearance and enjoyment of the Chilterns AONB, including public rights of way**

Adopted Local Plan (ALP): L1 (Chilterns AONB), G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees and Hedgerows), Core Strategy Development Planning Document (CSDPD): CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design),

- 5.9. The conversion, extension and alteration of the barn buildings has been assessed by the Conservation Officer who advises that the Rackleys Farmstead is of some historical significance given that it dates from the eighteenth century and is a collection of vernacular farm buildings and farmhouse situated around a regular courtyard. Historic England were notified about the proposals and having conducted the necessary evaluations confirmed that the main barn does not meet the national listing criteria, primarily owing to the extent of rebuilding, but the complex is considered of local interest. The Conservation Officer is aware of the recent prior notification application at the site and acknowledges that the redevelopment of the farmyard buildings would retain the character and appearance of the original buildings and their setting, so that the contribution the buildings make to the wider area is not compromised. On balance, the Conservation Officer agrees that the use is considered sympathetic to the character and function of this historic complex as it would retain the openness of the farmyard and the spatial qualities of the buildings would be better appreciated as there is less requirement for internal divisions.

- 5.10. The Conservation Officer advises that hard and soft landscaping should be kept informal, and walls, fences, kerbing and any other urban features should be avoided where they would harm the building's agricultural character or farmyard setting. This aspect will be discussed under landscaping impact.
- 5.11. The Conservation Officer has confirmed that if the Council is minded to grant planning permission for the development then it should be subject to specified conditions relating to salvaging details relating to general conversion compliance condition, external materials salvaging details, agreement of external and surfacing materials and retention and protection of timbers and tie beams. This approach is considered to be acceptable in this case.
- 5.12. The Chilterns location and the existing buildings are the starting point to inform the design of any new development relating to the buildings. The extension/alterations of the main barn/Barn A and Barn B buildings appear to take the opportunity to improve the appearance of these buildings in a manner which is sympathetic to the traditional style of Chiltern barns and incorporating satisfactory external materials to match the existing. With regard to the appearance of the barns, the scheme as proposed does incorporate sympathetic additions in terms of new glazing and retention of cart entrances and is therefore considered to be acceptable.
- 5.13. The proposed conversion, alteration and extension of the barn buildings within the farmyard complex with high quality redevelopment would be a visual improvement upon the existing buildings. The demolition and removal of a group of single storey buildings to land west of the main barn and the restoration of the land that they occupy returned to meadow is also considered to be of visual benefit and more appropriate to the setting of the rural location.
- 5.14. The public footpath is located 25 metres to the west of the rear part of the main barn building. The applicant has undertaken a significant level of hedgerow planting on the site and these details have also been included in the landscaping scheme.
- 5.15. In visual terms the views from the public footpath would be of a sympathetically modified barn building. Therefore it is considered that the enjoyment of the users of the public footpath would not be diminished by the proposed development.
- 5.16. The proposed new landscaped parking area for guests would be located behind the Barn B Building with the capacity to accommodate 60 cars. This will be screened with mixed native species hedgerow planting and surfaced with buff resin bound gravel which is SUDS compliant and created with 'No dig' construction. The parking layout follows landscape and arboricultural advice in terms of the considered arrangement of this element within the landscape, the appropriate use of surfacing materials, hedgerows and tree planting. It is therefore considered that the proposed additional tree planting and creation of a landscaped parking area towards the front aspect of the site would create an attractive setting at the entrance to the barn complex of buildings.
- 5.17. A separate Staff Parking and Delivery Area is proposed adjacent to the Kitchen, screened by new mixed native species hedge planting and two further spaces allocated to the Farmhouse.
- 5.18. In response to pre-application advice, the applicant understands the need for any lighting scheme to be sensitive of the surrounding area and respect the rural setting. It is intended that any lighting in the car park for instance would be low level, sensor controlled, subdued lighting to prevent light spillage. The applicant has welcomed the opportunity to submit such a lighting scheme as part of a condition with details to be agreed, this is considered to be an acceptable approach in this case.
- 5.19. It is considered that the applicant has sought to demonstrate that the proposed redevelopment would be done sensitively and with full regard to the Chiltern AONB designation of the site.

### **Impact upon protected species and ecological interest**

Core Strategy Development Planning Document (CSDPD): CS17 (Environmental Assets)

DS: DM 13 (Conservation and enhancement sites, habitats and species of biodiversity and geodiversity importance) and DM14 (Biodiversity in development)

5.20. The application is accompanied by an Ecology and Protected Species Appraisal which has been the subject of consultation with the Council Ecology Officer. In brief it is considered that there are no objections to the findings of the appraisal and the proposed mitigation and enhancement contained within the appraisal would be satisfactory in addressing any potential or actual impact upon protected species. A condition is recommended to ensure that the development does not have any detrimental impact upon protected species, an informative will also be added to advise the applicant to apply for a licence to Natural England for the works.

### **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)

5.21. The existing residential property within the application site: farmhouse will remain in residential use with only the ground floor being used for bridal party accommodation. The venue manager will live in the property and have direct control of the manner in which the venue is used.

5.22. Beyond the application site, there is a very small number of residential properties within the vicinity, with the nearest being approximately Rackleys Bungalow which is sited over 80 metres away from the nearest building within the farmyard complex. The distance between the buildings and these properties is such that overlooking is not considered to be an issue. Issues such as noise levels from the venue have been dealt within the application proposals by way of a full Acoustic Survey and Assessment.

5.23. The Environmental Health Officer was duly consulted and has provided a comprehensive assessment on the application and due to the level of concerns received from residents in relation to noise and nuisance levels.

5.24. It was concluded that the premises applied for is a substantial alteration from the existing structures and designated land use. The proposed use is as a wedding venue which is distinct change to the nature and character of the existing premises. The additional noise sources to this acoustic environment may negatively impact the acoustic environment and shall require controls to mitigate any such impact and it was recommended that this can be dealt appropriately through a control of noise condition to agree details.

5.25. In terms of hours of operation the applicant has confirmed that it is their intention to restrict the operating hours from 10:00am – 23:00pm with all guest leaving by midnight. The Environmental Health is in agreement with the above approach and has advised that this does not need to be controlled by any planning conditions that rather this element will be applied under licencing laws for the wedding venue.

### **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)

5.26. The application has been subject to consultation with the County Highway Authority who have confirmed that the proposed development has the potential to increase visitors to the site and as a result intensify vehicular trips in comparison with the existing situation. Nevertheless it is considered that the alterations to the existing

access would be of suitable construction and design with visibility splays being achieved. The parking provision to serve the development is also considered to be acceptable including disabled parking spaces and cycle racks for 8 bikes. The Highway Authority has also confirmed that they are satisfied with the above approach.

### **Other Matters**

- 5.27. A Flood Risk and Surface Water Drainage Statement has been prepared by Glanville Consultants Ltd and has been submitted with the application documents. The report concludes that the site is considered to be at low risk from all sources of flooding. The report also concludes that flood risk will not increase either on-site or elsewhere as a result of the proposed development.
- 5.28. It is noted that the sewage drainage shall be dealt by a package treatment plant and the Environmental Health Officer has no objection to this arrangement.

### **Weighing and balancing of issues – overall assessment**

- 5.29. 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.
- 5.30. 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
- 5.31. As set out above it is considered that the proposed development would accord with the development plan policies.

## **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 PL.0110/L; PL.105/B; PL.106/A; PL.0120/E; PL.1121/A; PL.0122/C; PL.0123/B; PL.0124; PL.0125/A; 1 38 17 E; 1 38 17 F; G2613-F; E0314-E; B1214-FR1; G2613-E12; G2613-E3-5; E0314-S; G2613-S; G2613-T; 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 No conversion work shall take place other than in accordance with the following details except as may have been first agreed in writing by the Local Planning Authority:-
  1. All external joinery shall be black stained or left natural.
  2. There shall be no external brick or stone flues, - blackened steel stove pipes being considered appropriate.
  3. Weather boarding shall be carried out in salvaged boards or new boards with a minimum depth of 225mm (9 inches).
  4. The roof eaves shall have exposed rafter feet

5. The existing plinths shall be carefully repaired and any underpinning required shall be undertaken in 1 metre lengths.
6. Where reconstruction of elements of the existing plinth is unavoidable this shall be undertaken in short sections only of a maximum length of 2 metres.  
Reason: To ensure a sympathetic conversion that respects the character of the existing barn and traditional outbuildings.

- 4 The roofs shall be clad in salvaged hand-made clay tiles/natural slates with any deficiencies being made good using matching second-hand tiles/slates or approved tiles/natural slates.  
Reason: To ensure a sympathetic conversion that respects that character of the existing barn.

- 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 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 All existing structural timbers and tie beams shall be retained and repaired in situ unless otherwise first agreed in writing by the Local Planning Authority.  
Reason: To ensure that the structural integrity of the barn and outbuildings is retained.

- 7 No structural timbers shall be cut or removed without the prior written agreement of the Local Planning Authority.  
Reason: To ensure that the structural integrity of the timber frame and roof structures are retained.

- 8 Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. The screen and boundary walls, fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.  
Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development.

- 9 No development shall take place before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the retention of important trees and shrubs and the provision of additional mitigation tree planting for the car parking area in particular
  - \* screen planting to soften the appearance of the proposed development in public views; in particular views from the public right of way
  - \* native planting to reflect the rural context of the application site;
  - \* structural planting of a scale and size relative to the development to soften the appearance of the development and to provide a high quality environment
  - \* structural planting to help define different areas of outdoor space, in particular to differentiate between public and private spaceThe development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.  
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.



- 10 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.
- 11 Notwithstanding any indication of details which may have been given in the application, a schedule and/or an arrangement drawing showing the lighting scheme for the development shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To protect the rural setting of the area and avoidance of light spillage.
- 12 The development shall proceed in accordance with the submitted Ecology and Protected Species Appraisal and requirement to obtain a licence from Natural England. From an enhancement perspective the recommendations made within the appraisal report shall be incorporated within the details to be submitted to the Local Planning Authority, these details shall show how and where these enhancement measures are incorporated into the development, for submission and approval prior to the commencement of any development on the site.  
Reason: To ensure that the habitat and species of value are protected and ensuring a net gain in biodiversity.
- 13 No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. Thereafter, the use shall not commence until the approved scheme has been fully implemented.  
Reason: To protect the occupiers of the development from noise disturbance.
- 14 No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.  
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 15 No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 79 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.  
Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.
- 16 The scheme for parking, garaging 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.

## INFORMATIVE(S)

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
  - offering a pre-application advice service,
  - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning & Sustainability Customer CharterIn this instance, the applicant/agent was updated of any issues after the initial site visit and was requested to provide clarification and further details in terms of the arrangement of the timber roof trusses within the main barn, landscaping and boundary treatments.
- 2 The applicant is duly reminded to apply for a licence from Natural England for works affecting bats within the development.
- 3 The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.
- 4 The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works 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 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. 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
- 5 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 6 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.