



## Planning Committee

Date: 22 August 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.   | <b>Apologies for Absence</b><br>To receive apologies for absence.  |       |
| 2.   | <b>Minutes of the Previous Meeting</b><br>To confirm the Minutes of the meeting of the Planning Committee held on 25 July 2018 (attached).   | 1 - 4 |
| 3.   | <b>Declarations of Interest</b><br>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. |       |

<b>Item</b>	<b>Page</b>
<p>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.</p>	
<p><b>Planning Applications</b></p>	
4. <b>Planning Applications</b>	
5. <b>18/05597/OUT - Slate Meadow, Stratford Drive, Wooburn Green, Buckinghamshire</b>	5 - 36
6. <b>18/06642/FUL - Chilterns Manor, Northern Heights, Bourne End, Buckinghamshire, SL8 5LE</b>	37 - 74
<p><b>Other items</b></p>	
7. <b>Pre-Planning Committee Training / Information Session</b>	75
8. <b>Appointment of Members for Site Visits</b>	
<p>To appoint Members to undertake site visits on Tuesday 18 September 2018 should the need arise.</p>	
9. <b>Delegated Action Authorised by Planning Enforcement Team</b>	76 - 78
10. <b>File on Actions Taken under Delegated Authority</b>	
<p>Submission of the file of actions taken under delegated powers since the previous meeting.</p>	
11. <b>Supplementary Items (if any)</b>	
<p>If circulated in accordance with the five clear days' notice provision.</p>	
12. <b>Urgent items (if any)</b>	
<p>Any urgent items of business as agreed by the Chairman.</p>	

**For further information, please contact Liz Hornby (01494) 421261, [committeeservices@wycombe.gov.uk](mailto:committeeservices@wycombe.gov.uk)**

## Planning Committee Mission Statement

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

Through its decisions it will:

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

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

### Mandatory Planning Training for Planning and Regulatory & Appeals Committee Members

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

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

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

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

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

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

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

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

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

Note this summary is compiled consulting the following documents:

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

# Planning Committee Minutes

Date: 25 July 2018

Time: 7.00 - 9.02 pm

**PRESENT:** Councillor P R Turner (in the Chair)

Councillors Mrs J A Adey, 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 A Turner.

Standing Deputies present: Councillors M Hanif.

Apologies for absence were received from Councillors: M Asif and C Whitehead.

## LOCAL MEMBERS IN ATTENDANCE

Councillor I McEnnis  
Councillor Mrs J Teesdale

## APPLICATION

17/08376/FUL  
17/08376/FUL

## 23 CHAIRMAN'S INTRODUCTION

The Chairman welcomed everyone to the meeting and stated that the National Planning Policy Framework (NPPF) had been updated the previous day (24 July 2018). This stated at paragraph 212 that policies in the new NPPF were material considerations which should be taken into account in dealing with applications from the day of its publication. It was confirmed that the relevant NPPF updated policies had been considered and **did not** result in changes to any recommendations made to this meeting.

Furthermore, it should be noted that Wycombe District Local Plan (Regulation 19) Publication Version had been submitted to the Planning Inspectorate for examination and was currently the subject of formal examination. Weight to be given to individual policies in this emerging plan should be assessed in accordance with paragraph 48 of the (updated) NPPF.

The Chairman agreed that a note be circulated to members, preferably prior to the next Planning Committee meeting on the 22 August 2018, informing them of any relevant changes to the NPPF.

## 24 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 27 June 2018 be approved as a true record and signed by the Chairman.

## 25 DECLARATIONS OF INTEREST

**Councillor M Hanif:** Planning Application 17/08265/FUL – declared that he had pre-determined the application through written representations, as a local Ward Member, which he had made in response to the application. He stated that he would speak as

Local Ward Member and then leave the chamber and take no part in the debate and voting on the item.

**Councillor P Turner:** Planning Application 17/08265/FUL – declared a non-pecuniary interest in the item due to being the Council appointed representative on the Board of Red Kite. Councillor Turner explained that he would leave the Chamber and take no part in the debate and voting on the item.

**Councillor N Teesdale:** Planning Application 17/08376/FUL – declared that his wife, Councillor Mrs J Teesdale, was the local Ward Member but that he had an open mind and had not made up his mind. Councillor Teesdale explained he would remain in the Chamber as a member of the committee for the debate and voting on the item.

## 26 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.

### 27 17/05825/FUL - BUMPERS FARM, ILMER LANE, ILMER, BUCKINGHAMSHIRE, HP27 9RE

Members voted in favour of the motion to approve the application with an additional condition. They agreed that the passing places should be permanent but subject to the addition of a condition that they be surfaced in grasscrete, or similar construction, rather than tarmac.

**RESOLVED:** that the application be approved subject to the addition of the condition as explained above.

The Committee was addressed by Councillor C Harriss, the local Ward Member.

### 28 17/08265/FUL - FORMER GARAGE SITE OFF CHILTERN AVENUE / RUTLAND AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE

Councillor P Turner, having declared a non-pecuniary interest in the item, left the Chamber and Councillor A Turner assumed the Chair.

Members noted that the recommendation had been amended to Minded to Grant as follows –

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

Members then voted in favour of the motion to delegate authority to the Head of Planning & Sustainability for the reasons given above.

**RESOLVED:** that the application be Minded to Grant and delegated to the Head of Planning & Sustainability for the reasons given above.

Members were addressed by Councillor Hanif, a local Ward Member, who, having declared that he had predetermined the application, spoke as Ward Member and then left the Chamber for the duration of the item and took no part in the debate and voting. They were also addressed by Councillor S Graham, a local Ward Member.

**29 17/08376/FUL - RACKLEYS FARM, MARLOW ROAD, CADMORE END, BUCKINGHAMSHIRE, HP14 3PP**

Councillor P Turner resumed the Chair.

Members voted in favour of the motion of Minded to Grant and that the approval be delegated to the Head of Planning & Sustainability following consultation with the applicant and agent to agree a specific time period for the demolition of those buildings marked as such and that this be conditioned.

**RESOLVED:** that the application be Minded to Grant and delegated to the Head of Planning & Sustainability for the reasons given above.

Members were addressed by Councillors I McEnnis and Mrs J Teesdale, the local Ward Members.

Members were addressed by Ms Gillian Smith and Mr Ian Shepherd in objection and Mr Mark Turner, the agent on behalf of the applicant.

**30 18/05960/FUL - 33 WHITEPIT LANE, FLACKWELL HEATH, BUCKINGHAMSHIRE, HP10 9HR**

Members voted in favour of the motion to approve the application

**RESOLVED:** that the application be approved.

Members were addressed by Councillor D Johncock, the local Ward Member who also spoke on behalf of his fellow Ward Member, Councillor J Savage who was unable to be at the meeting.

**31 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION**

Members noted that despite several developers indicating that they would like to give a presentation none had definitely confirmed. It was therefore proposed that the Head of Planning & Sustainability give a presentation on the Princes Risborough Expansion plans. However, should a developer indicate they definitely wished to make a presentation then they would be given the opportunity to do so. The pre-committee information session would take place on Wednesday 22 August at 6.00pm in Committee Room 1.

**32 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 21 August 2018 in respect of the agenda for the meeting on Wednesday 22 August 2018, the following Members be invited to attend with the relevant local Members:

Councillors: Mrs J A Adey, Ms A Baughan, S Graham, C B Harriss, A E Hill, D A Johncock, N B Marshall, H L McCarthy, Mrs C Oliver, N J B Teesdale, A Turner and P R Turner.

**33 DELEGATED ACTION AUTHORISED BY PLANNING ENFORCEMENT TEAM**

Members noted the Delegated Action authorised by the Planning Enforcement Team.

**34 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 E Crotty	Principal Development Management Officer
Mrs L Hornby	Senior Democratic Services Officer
Ms T Krykant	Planning Solicitor
Mr P Miller	Technical Officer
Mr A Nicholson	Development Manager
Ms S Penney	Principal Development Management Officer

# Agenda Item 5.

Contact: Charles Power DDI No. 01494 421513

App No : 18/05597/OUT App Type: Outline Application

Application for : Outline application (all matters reserved) for the phased development of up to 150 dwellings (including affordable homes), accessed off Stratford Drive, together with ancillary infrastructure including the provision of public open space, parking and circulation facilities and the management and protection of the water and ecological environments.

At Slate Meadow, Stratford Drive, Wooburn Green, Buckinghamshire

Date Received : 12/04/18 Applicant : Avant Homes and Croudace Homes

Target date for Decision 12/07/18

## 1. **Summary**

- 1.1. Outline permission with all matters reserved is sought for up to 150 dwellings on the site. A single vehicular access is proposed off Stratford Drive with pedestrian and cycle access through the site to surrounding areas. The developers propose to raise the ground levels on part of the site to take that land out of the potential future flood plain and compensate for this in other areas as part of a sequential approach to the development of the site. One hundred and fifty dwellings over the raised area would give a density of 37.5 dwellings per hectare.
- 1.2. Subject to a legal agreement to secure 40% affordable housing, contributions to the provision of primary and nursery school places in the area, off-site contributions to improve local bus stops and to improve local footpaths and provide a cycleway to the Cores End Road, a management company for the site and ecological improvements plus a further agreement for improvements to and management and maintenance of the village green the proposed development is considered to be acceptable and is recommended for permission.

## 2. **The Application**

- 2.1. Outline planning permission with all matters reserved is sought for the phased development of up to 150 dwellings (including affordable homes), accessed off Stratford Drive, together with ancillary infrastructure including the provision of public open space, parking and circulation facilities and the management and protection of the water and ecological environments at Slate Meadow, Stratford Drive, Wooburn Green, Buckinghamshire.
- 2.2. The application site does not cover the whole of Slate Meadow which is comprised of three fields, aligned loosely with ownership. The north-western field is broadly rectangular in shape and is a designated village green, this is outside the red edged application site and not under the applicant's control. It is however under the ownership and control of the District Council.
- 2.3. The other two fields (south-west and south-east) form the application site. The south-western field has areas of scrub in the south-eastern part; the north western corner of this field contains a triangle of land in which the trees are covered by a Tree Preservation Order. A thin hedgerow forms the boundary with the other two fields, this delineates the Ward boundary. The south-eastern field is laid to grass, adjoins Stratford Drive and the River Wye and is currently used to graze horses.
- 2.4. Slate Meadow lies between Bourne End and Wooburn, immediately north of the River Wye and south of the former High Wycombe to Maidenhead railway line. The former railway provides an edge to the north-western boundary of the site. Beyond the



- dismantled railway line, the land, identified as a Local Landscape Area, is steeply sloping and rises to a level some 100 metres AOD and comprises open grassland with mature hedgerows and fields.
- 2.5. The steep slope combined with the 'hard' edge of the former railway line, creates a sense of containment to the northern area of site with the River Wye defining the south-eastern edge. It forms a clear boundary between the site and the grass verge adjacent to Brookbank. The river and associated grassland form a green corridor between Brookbank and Stratford Drive and create an attractive feature of the area.
  - 2.6. The site is surrounded by residential development on three sides. To the north-east the site is adjoined by medium density 'estate' housing, which is serviced off Stratford and Orchard Drives. St Paul's Church of England Primary School lies directly opposite the site on Stratford Drive. Residential areas to south-east of the site exhibit much lower densities with significant tree cover. Grange Drive and Brookhouse Drive are characterised by larger detached properties set within generous sylvan plots, beyond which the treed valley side rises.
  - 2.7. The south-western boundary of the site adjoins properties that front onto Cores End Road. Here, the character is more varied with some medium to high density housing from the nineteenth century interspersed with more recent high density housing, comprising terraced homes and apartments: most notably in the area of Frank Lunnon Close. The former Heart in Hand public house on Cores End Road is a Grade II listed building the grounds of which form a small part of the site boundary.
  - 2.8. The application is accompanied by:
    - a) Planning Statement
    - b) Design and Access Statement
    - c) Transport Assessment
    - d) Statement of Community Involvement
    - e) Landscape and Visual Impact Assessment
    - f) Flood Risk Assessment
      - a. River Wye – Hydrology and Hydraulic Modelling Report
    - g) Preliminary Ecological Appraisal
      - a. Invertebrate Survey
      - b. Breeding Bird Survey
      - c. Reptile Presence/Likely Absence Surveys
      - d. Transect & Static Activity Surveys for Bat Species
    - h) Tree Survey; Arboricultural Impact Assessment and Arboricultural Method Statement
    - i) Desk Study and Site Investigation & Risk Assessment Report
    - j) Foul and Surface Water Drainage statement
  - 2.9. During the course of the application the applicants changed the description of the proposal so that it is now "all matters reserved" and the matter of 'Access' will be dealt with as a reserved matter. They also submitted additional information regarding the proposed changes in ground levels on the site as part of their response to concerns expressed by the case officer, the Lead Local Flood Authority and the Environment Agency.
  - 2.10. A desk based archaeological study was also submitted during the application to overcome concerns raised by the County Archaeological Service.
  - 2.11. The development has been screened under the Environmental Impact Assessment Regulations and the local planning authority has concluded that an environmental impact assessment will not be required in this case.
  - 2.12. Statement of Community Involvement. The applicant and the Council through the production of a development brief for the site have involved the local community in the way this site can be developed. This community consultation exercise has included (at the development brief stage) exhibitions, meetings with community

interest groups and stakeholders. The Slate Meadow Liaison Group (combination of elected Councillors, members of the public and technical advisors) was established in February 2015 to help facilitate the process. The work of the Liaison Group, together with stakeholder and public consultation and visioning exercises fed into the development brief which any application, including this, will be expected to take into consideration. The Council has also widely consulted on the planning application and the responses are summarised in Appendix A of this report and during the consideration of the application are available in full on the Council web site.

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

3.1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by:

- Entering into a Planning Performance Agreement for the preparation of a development brief for the site and entering into pre-application discussions.
- The applicant/agent was updated of any issues after the initial site visit.
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The application was amended and additional information provided to clarify the proposed levels and drainage information.
- The application was considered by the Planning Committee where objectors to the proposal, including the Parish Council and the applicant/agent had the opportunity to speak to the committee regarding the application.

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

4.1. W/90/5423/OUT – application for outline planning permission for the site (174 dwellings) – application refused, the reasons for refusal were, as follows:-

- a) Premature
- b) Impact upon the highway network
- c) Flooding

4.2. A development brief for the site was approved by the Council's Cabinet in March 2018. The development brief (SMDB) for the site sets out the overall vision for its development:-

'The site should be developed to respond to the ecological, hydrological and landscape constraints through the creation of multi-functional spaces that maintain the separation between Wooburn and Bourne End are well integrated with high-quality housing to meet the amenity needs of the community, delivering a truly distinctive and sustainable neighbourhood.'

4.3. The SMDB sets out the development objectives for the site in section 3 and in section 4 provides a development framework which gives the structure for development, including the general location of access points, development blocks and green infrastructure.

4.4. The remainder of this report will consider the application in light of those objectives and that proposed framework as well as its compatibility with the Development Plan, and NPPF2 which requires local planning authorities to apply government policies in the document considering it as a whole in deciding whether or not development is economically, socially and environmentally sustainable.

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

#### **Principle and Location of Development**

##### Development Plan Framework

- 5.1. For the purposes of considering this application the relevant parts of the Development Plan are the Wycombe Development Framework Core Strategy (July 2008), the Wycombe District Local Plan (January 2004) and the Delivery and Site Allocations Plan (July 2013).
- 5.2. The New Local Plan Submission Version – March 2018. The emerging policies of the New Local Plan should be given some weight in any planning decisions as a material consideration.

#### Principle and Location

- 5.3. Slate Meadow was one of five sites reserved in the Council's Core Strategy 2008 as a location for future development (Policy CS8). A major public consultation took place on the New Local Plan from February to April 2014. This re-stated the need for the development of the reserve sites. The summary leaflet stated "We expect to see these sites developed in the next few years".
- 5.4. On November 17th 2014 the Cabinet agreed to release the five strategic development sites to contribute towards meeting local housing needs. In June 2016 consultation on the emerging New Local Plan took place, which proposed the allocation of Slate Meadow for residential development in line with the draft Development Brief. The site continues to be proposed for allocation in the emerging New Local Plan (policy BE1).
- 5.5. It was envisaged at the time of the Core Strategy that the subsequent Site Allocations Development Plan Document would be the method for reviewing and as necessary, releasing these sites for development, this was to be informed by the Annual Monitoring Report. The subsequent Delivery and Site Allocations Plan (DSA) adopted in 2013 was however scaled back following the release of the NPPF and the final document did not include the reserved locations referred to in policy CS8.
- 5.6. The release of the sites for development in 2014 followed a review of the Council's objectively assessed need which showed that there would be a considerable shortfall of housing (potentially around 1,300 homes) over the subsequent five years (2015-2020) if the sites were not released. The decision was therefore taken to release the sites for development to cope with this forecasted shortfall. This is set out in the Cabinet reports of October and November 2014.
- 5.7. Following the release of Slate Meadow for development, work has been undertaken to produce a Development Brief for Slate Meadow. The Slate Meadow Development Brief was adopted by the Council at Cabinet in March 2018. The brief gives a limit to the number and the location of residential development within the site having taken into consideration the policy situation and site constraints. The emerging local plan policy for the site adopts a similar position and both limit the number of units to 150.
- 5.8. Given the above there would be no 'in principle' objection to the change of use of this land to that proposed. The benefits and potential adverse impacts of the proposal will need to be weighed and balanced before a decision can be made.

#### **Flooding and drainage**

- 5.9. The application site includes the River Wye and its flood plain. Policy DM17 states that developments that are in flood zones 2 or 3 and have not been allocated in a Local Plan document by the Council will only be permitted where it has been demonstrated that:
  - a) there are no other sites available in a lower flood risk zone as a result of a sequential assessment including an assessment against allocations in this (or any subsequent) Local Plan document;  
And where appropriate
  - b) That the requirements of the exceptions test as set out in national policy have been met.

- 5.10. The site has not been allocated through any currently adopted local plan document (although it has been allocated in the emerging Local Plan, released for development by the Council and has a development brief setting out the parameters for the residential development of the site) therefore we need to consider whether the development proposed is in flood zones 2 or 3.
- 5.11. The submitted Flood Risk Assessment (FRA) does not specifically indicate whether the development is in what is currently fluvial flood zone 2 and 3 but makes it clear that as it currently stands about 5% of the site is in flood zone 3a or b and a further 15% (so 20% in total) would be in the 100 year plus 70% flood area (worse than the 1,000 year flood area – flood zone 2).
- 5.12. Information submitted during the course of the application in response to questions from the Environment Agency indicate that a 1 in 1000 year event would be more serious than a 1 in 100 year plus 35% and parts of the area proposed for development would be flooded in a 1 in 100 year plus 35% event.
- 5.13. The requirements of the NPPF are that residential development is classified as 'More Vulnerable' development and it should not be located in areas that would flood in a 1 in 100 (plus climate change) event. An exception test is therefore required if such development is proposed in areas that would flood between a 1 in 100 and a 1 in 1000 year event.
- 5.14. The NPPF and the explanatory text in the Planning Practice Guidance (PPG) however is more nuanced, but it is clear from the *Watermead Parish Council v Aylesbury Vale District Council* [2017] that the first consideration where an application includes land in flood zones 2 and 3 is whether the proposal would pass the sequential test. It has also been held that it is only the development that is in the parts of the site that are liable to flood that need to be sequentially tested.
- 5.15. Given that this is an application that has all matters reserved, even though there is a detailed 'indicative' plan showing a potential layout for the development it cannot be assumed that this will be the final layout for the purposes of this application. We can only consider whether 150 units would be possible (based on policy) accessed as proposed.
- 5.16. For the purposes of fluvial flood risk the 1 in 100 year plus 35% for climate change is the scenario that needs to be considered. The applicants' have taken a precautionary approach and have based their work on the 1 in 1000 event model which is shown to be slightly worse in terms of flood extent than the 1 in 100 plus 35%.
- 5.17. The applicant has not attempted to demonstrate (as part of this application) that there are no other sites available in a lower flood risk through a sequential test as part of the application and therefore the requirements of policy DM17 have not been satisfied.
- 5.18. The pragmatic approach is to base the analysis on the 'indicative' plans. This would suggest that (based on the June 2018 response to the Lead Local Flood Authority by HR Wallingford) the 1 in 100 surface water flooding would impact up to approximately 8 units and the fluvial flooding would impact upon a further 7; 15 units in total.
- 5.19. It could be argued that given the relatively generous nature of the proposed layout it would be possible to design an alternative layout that could remove all the dwellings from the areas currently at risk of flood resulting in a situation where there are no dwellings in areas liable to flood. However it could also be just as easily argued that this has not been demonstrated and it is highly likely that there are reasonably available sites within the district and in areas not liable to flood that could take the 15 dwellings and therefore based on the indicative plan the development would fail the sequential test. It is your officers' opinion that a precautionary approach should be taken and the potential that the development may trigger a sequential test and would not pass it if it did should weigh against the proposal.

5.20. The NPPF2 in paragraph 163 sets out the considerations for determining planning application. They are as follows:-

Ensure that flood risk is not increased elsewhere – the EA are satisfied that this site can be developed through the increase in some ground levels without increasing flooding elsewhere.

Development should be supported by a site specific flood risk assessment and development should only be permitted in light of this assessment (and the sequential and exceptions test as appropriate) if it can be demonstrated that:-

- a) Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location. – The FRA for the site shows that by raising some of the ground levels the whole of the developable area would be in flood zone 1 (does not flood in a 1 in 1000 flood event) and therefore all development would be in the most sequentially preferable part of the site (and one of the sequentially preferable parts of the district)
- b) The development is appropriately flood resistant and resilient – the EA and the Lead Local Flood Authority (LLFA) are both satisfied that this is the case.
- c) It incorporates sustainable drainage systems – the application includes a surface water management proposal that has been agreed by the LLFA
- d) Any residual risk can be safely managed – conditions have been proposed by the EA and the LLFA to deal with this
- e) Safe access and escape routes are included where appropriate as part of an agreed emergency plan. The access onto the site is considered to be acceptable in terms of providing access onto the site in a 1 in 1000 year flood event and this have been acknowledged by the LLFA in their response to the FRA. The FRA and the surface water mapping for the area indicates that there is also surface water flooding on the A4094 in the region of the Stratford Drive/Brookbank junction. The applicants have provided an addendum to the FRA in the form of two email received 6 August 2018 to show that while there is some surface water flooding to the A4094 in this area there is no fluvial flooding and the Flood Hazard Rating for this area returns a Low hazard for the 1 in 1000 pluvial event.

As such your officers are satisfied that the application as presented and supported by its FRA acceptable in terms of its impact upon flooding and its flood risk.

### **Transport matters and parking**

5.21. The SMDB sets out the general parking requirements for the site which includes additional on street parking – over and above that already required by the adopted parking standards - to help with the current periodic traffic congestion in the local area and give more flexibility for parental parking during the drop of and pick up periods for the adjacent St Paul's primary school.

5.22. The County Highway Authority has not objected to the development based on their assessment of the submitted Transport Assessment and traffic counts. They have raised some concerns over the indicated highway widths on the indicative site plan and have therefore suggested conditions requiring details to be submitted and approved at the reserve matters stage. As "Access" is a reserved matter this information would be required as part of any future submission.

5.23. The site is considered to be in an economically sustainable location with public transport links to High Wycombe and Bourne End rail terminal from which access can be gained to Maidenhead and Marlow. In order to encourage the use of the local bus network the developer will be required to upgrade the closest stops to the site with shelters and real time passenger information systems (RTPI). This would be secured through a Section 106 legal agreement if Members agree to the application being approved.

- 5.24. The Buckinghamshire guidance aims to ensure that consideration is given to making provision for electric vehicle charging infrastructure in new developments. This will contribute towards the government's commitment to drive forward the market for ultra-low emission vehicles, whilst also addressing the carbon consequences of motoring. It states that in some residential developments, for instance, an appropriate electricity supply to a garage may be sufficient.
- 5.25. The District Council's Environmental Services Division are also concerned regarding the overall impact of additional development upon air quality within the district and have recommended a condition regarding electrical charging points within the development. The site is however not in a designated air quality management zone.
- 5.26. It is considered that as there is currently no specific adopted policy to cover air quality, or the provision of electrical charging points, such a condition would not meet the tests for planning conditions as set out in the National Planning Policy Guidance (NPPG).
- 5.27. Policy DM33 (Managing Carbon Emissions: Transport and Energy Generation) as proposed in the New Local Plan requires development to make provision for alternative vehicle types and fuels. This currently carries limited weight as does the advice in the Bucks Countywide Parking Guidance which states that consideration should be given to electric vehicle charging points in new developments. Given the scale of the development and inherent cost of retrofitting such infrastructure it is therefore considered appropriate to impose a condition requiring an appropriate electrical supply either within garages or where there are no garages to an external parking area would be a suitably balanced approach to allow for the provision of electrical vehicles and a subsequent reduction in emissions.
- 5.28. Concerns have been raised by the general public over the capability of the bridge onto Brookbank from Stratford Drive to take the additional traffic generated by the development and its construction. The bridge forms part of the highway network and the County Highway Authority have not objected to its use or sought any additional testing and therefore the case officer has to conclude that the bridge is capable of supporting the traffic from the proposed development.

### **Raising the quality of place making and design**

- 5.29. Given that this application has all matters reserved the appearance, layout, landscaping, scale and access are not for consideration here. The primary concern is whether 150 units can be accommodated within the proposed development platform and comply with the overall requirements of the residential design guidance and the SMDB.
- 5.30. The indicative layout gives some comfort in this respect. The indicated layout shows adequate back to back distances can be achieved in an overall layout that comprises mainly of perimeter blocks with a development density of approximately 37.5 dwellings per hectare. Your officers are aware of the comments of the County Highway Authority and recognise that the final scheme may well revise road layouts and require additional on-street parking within the public areas; however, officers are of the opinion that this can be accommodated within the proposed development area while still complying with the overall design requirements for the site.
- 5.31. Given the above, it might be necessary for the developers to amend the overall housing mix for the site (19 one bed, 42 two bed, 58 three bed and 31 four bed dwellings) from that provided with the indicative layout in order to accommodate the parking requirements and changes to the road network. There is however scope to revise the proposed mix that will satisfy policy CS13 and still provide upto 150 units.
- 5.32. In order to ensure that the development can deal with the identified flooding issues, it is proposed to raise the ground levels over the developable area and the potential impact of this also needs to be considered and controlled at this stage, given that there are important views that need to be retained across the site from the public

footpath along Brookbank to the hillside beyond.

- 5.33. The developers have submitted cross sections through the site that indicate the extent of the changes in levels together with existing and proposed levels information. Drawing PLMO-01 Rev 2 indicates that the maximum ground levels – prior to development – would be below 33m above ordinance datum (AOD). As a comparison the very rear of gardens of properties on Stratford Drive backing onto the site have general ground levels between 32.7 and 32.99 and Stratford Drive itself is at 33 AOD. Based on this information it is your officer's opinion that the relationship (in terms of relative heights of ground and therefore buildings) between development proposed on the site and that existing in Stratford Drive is an acceptable one.

#### **Amenity of existing and future residents**

- 5.34. Being an application with all matters reserved the specific impact on existing and future residents cannot be considered at this time. However, the indicative site plan shows that it is possible to provide a form of development at this density that would comply with the requirements of both policy and the Development Brief for the site.
- 5.35. Concerns have been raised by objectors to the proposal regarding the potential impact of three storey development upon neighbouring properties. The development brief for the site confines three storey development to sites away from the boundary with existing dwellings that back onto the site and therefore this is not considered to be an issue at this time.

#### **Environmental issues**

- 5.36. Concerns have been raised regarding light intrusion into sensitive ecological areas from the proposed development. Development of this type – by its very nature – will have an impact but it is not considered that the impact will be so great as to prevent the development from progressing. There will be areas where light spillage will need to be minimised, for example next to the river and in the ecological corridor between the river and the land to the north it is however expected that some lighting will be required on the cycleways through and beyond the site. This would be controlled by condition, details of which could be submitted with the reserved matters application(s).
- 5.37. Concerns have been raised with the developer regarding the ability of the indicative site plan to deal with refuse collection due to distances from dwellings and the layout of some parts of the road network. None of these matters are considered to be insurmountable and they can be dealt with at the reserved matters stage.
- 5.38. The Council's Environmental Services Division have raised some concerns over the lack of ground investigation work in environmentally sensitive areas. This is not unexpected as due to the sensitivity of the site the developers did not wish to disturb it (particularly the area covered by the Badger setts). It is considered that a suitably worded condition can cover the need for ground investigation in these areas should any development be proposed within them.
- 5.39. Air quality has already been considered above

#### **Landscape Issues**

- 5.40. The Council's Landscape Officer is satisfied that based on the information provided a scheme can be designed that reflects the landscape principles established by the Development Brief. The indicative plan seeks to retain the existing hedgerows and drainage ditches (the ditch adjacent Stratford Drive is not a drainage ditch but the result of a bund to prevent access to the 'pony field'). It also provides for a clear break between the development and existing development to the west.
- 5.41. The Design and Access Statement (March 2018) demonstrates that views through and out of the site to the surrounding valley landscape are achievable with the indicated road layout. This will have to be verified at the reserved matters stage

when the design details and layout of buildings are submitted.

- 5.42. The case officer had initial concerns that the need to secure a scheme that would take the development out of the future indicative flood plain would raise the site levels to the point that it would have an unacceptable impact upon the views north and west from Brookbank; the illustrative views provided were not based on any particular ground level and are not therefore considered to overcome this concern.
- 5.43. In order to overcome this, information has been provided, (see above) that shows the remodelled ground levels for the site and the case officer is now satisfied that views across the site from the public footpath next to Brookbank will allow for views of the hillside beyond. In order to control this a maximum finished floor level for the site of 33.5m above ordnance datum should be conditioned on any approval.

### **Green Infrastructure including ecology and wildlife**

- 5.44. The general public have raised a number of concerns over the impact development will have upon the current ecology and wildlife. It is acknowledged that development of a greenfield site such as this will impact upon the existing wildlife and ecology. However, that does not mean that development cannot take place, it means that development has to be confined to the less sensitive areas and it has to provide mitigation, either on-site, off-site or a combination of both.
- 5.45. Development as indicated would have no impact upon the protected trees within the site. The Council's Arboriculturalist is satisfied that their protection can be secured by condition as can the details of new tree planting that would be required as part of the details submitted as part of the landscaping reserved matter.
- 5.46. This site has ecologically sensitive areas which are intrinsically and physically linked to the adjacent Village Green. It provides a link from the River Wye to the wider countryside to the north and east also the river and its environs forms an important corridor for local wildlife. The indicative development plan indicates how development can be steered away from these areas and confined to a smaller less sensitive part of the site. This is in line with the aims and objectives of the SMDB and the council's ecological officer is generally satisfied that, subject to conditions, the ecological integrity of the site can be maintained and the biodiversity enhanced.
- 5.47. Both the Environment Agency and the Council's ecological officer have raised concerns over the encroachment of a footpath/cycleway to within 10 metres of the river. Council policy is to provide a 10 metre buffer zone to the bank top of a river.
- 5.48. It must be recognised that being an outline application the plan is indicative and the details will be dealt with at the reserved matters stage. Those reserved matters will be expected to comply with policy and the SMDB which seeks to 'protect the river channel and its buffer areas of at least 10m on both sides and include some variation'. It further clarifies how this should occur by stating that 'new habitats will be created and connections will be made, around and as part of the development.' and 'A buffer to the river of at least 10 metres will be retained without any vehicular access, parking or development and enhanced for wildlife.'
- 5.49. There is a tension between the provision for wildlife and ecology and the attraction of the river and its environment to the human population. New development has to acknowledge this and should seek to manage that. It is not incompatible or inappropriate for low key footways and cycle ways to be located close to the river provided they are sensitively provided and form part of a wider management strategy. It is your officer's opinion that the SMDB allows for this, and would protect from an unacceptable encroachment. Changes to the indicative plan that would not impact upon the ability of the site to provide for up to 150 units would be possible as part of the details submitted at the reserved matters stage.

### **Historic environment and Archaeology**

- 5.50. There were initial concerns expressed by the County Archaeology Service, however



additional information had been provided by the developers in the form of a desk based study and subject to conditions the County are satisfied that they have no objections to the proposal.

- 5.51. The site adjoins the curtilage of the former Heart In Hand Public House, a Grade II listed building. It is not considered that the proposed development will have a neutral impact on the significance of the setting of this building. It is therefore acceptable in heritage terms.

### **Building sustainability**

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

### **Public open space**

- 5.53. To accord with policy DM16, the development will be required to make provision for public open space to serve new residents. The SMDB states that 'the site has potential to provide high quality open space that integrates public access with ecological and wildlife management. If an appropriate scheme on site is brought forward then the strategic open space requirements will be satisfied within the site'.
- 5.54. While it must be remembered that the submitted plan is indicative officers, including those specialists responsible for landscape, ecology and urban design are generally satisfied that the proposal demonstrates that the requirements of the Brief can be accomplished.
- 5.55. The Burnham Beeches Special Area of Conservation (SAC) lies within 2 km of Slate Meadow. The introduction of a new population could place additional recreational pressure on the SAC unless appropriate alternative provision is made within the site.
- 5.56. There is a concern that the Village Green is covered by the Brief and does not form part of the application; while its management and maintenance are intrinsically linked to the successful delivery of an integrated open space network, which will cater for not only the existing population but the increased demands from the new development. This increased pressure from the new development will require areas of the village green to be actively managed, so that the existing ecology and uses such as dog walking and informal play can be supported. The aim as referred to in the SMDB would also be to provide an (albeit much smaller) alternative to Burnham Beeches for the existing and proposed local population.
- 5.57. It is therefore considered appropriate to secure improvements to the village green and its continuing management and maintenance through a legal agreement prior to the occupation of the first dwelling on the site; possible with an addition Grampian condition trigger as appropriate.
- 5.58. The SMDB requires that the development provides a local area of play within the developed area and ecological trail including boardwalk access over areas of permanent and semi-permanent wetland covering the wider site, these can be controlled by condition on any approval. Due to the nature of the site, this provision, together with the improvements to the Village Green and an overall management and maintenance package is considered to be a more appropriate form of contribution to local open space provision than a standard package of formal sports and play provision that would normally be sought from a development of this size.

## **Affordable Housing and Housing Mix**

5.59. The affordable housing requirements for the site were initially set out under the Planning Obligations SPD at 40% of bedspaces split 66% affordable rent and 34% shared ownership. During the course of the consideration of the development of the site the authority changed this to 80% affordable rent 20% shared ownership. Given that discussions regarding the development were in an advanced state when the policy change was approved a 70% affordable rent 30% shared ownership at 40% of bedspace has been agreed. This would be secured through a Section 106 legal agreement if Members agree to the application being approved.

## **Infrastructure and Developer Contributions**

5.60. The development is a type of development where CIL would be chargeable. The amount of CIL that this development would be liable to pay is approximately £4.5million.

5.61. It is considered that there would be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

5.62. The Planning Obligations SPD sets out the Local Planning Authority's approach to when planning obligations are to be used in new developments.

5.63. Having regard to the statutory tests in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that the following planning obligation(s) are required to be secured within a section 106 agreement:

- (a) Affordable housing
- (b) Primary and nursery education
- (c) Improvements in the provision of public transport in the local area
- (d) Improvements to the provision of walking/cycling routes in the local area
- (e) Management and maintenance of green infrastructure within the site
- (f) An off-site contribution for the improvement/management and maintenance of the Village Green
- (g) Travel plan (including monitoring fee)

5.64. The applicants have confirmed that they are willing to enter into a legal agreement.

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

5.65. 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.

5.66. 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

5.67. As set out above it is considered that the proposed development would conflict with policy CS17 and the requirement to undertake a sequential test. This weighs against the proposed development.

5.68. In favour of the development is the provision of up to 150 new dwellings for the district. The weight that can be given to this is significant.

5.69. Additional limited weight can be given to the economic contribution that the

development would provide through the creation of jobs during the construction stage. New residents are also likely to support existing local services and businesses with a possible increase in local jobs as a result. Weight is limited as there is nothing here that would not be provided by any other development.

- 5.70. Moderate weight can also be given to the social role the development would play in delivering a mix of housing type and tenure that would meet the social needs of the population of the district; the provision of both additional open space and improvements to the local footpath/cycle network for both the existing and proposed population to enjoy and the proposed improvements to the bus-stops in the local area.
- 5.71. In terms of the environmental benefits moderate weight can be given to improvements to ecological areas, the village green and a net gain in biodiversity some weight can also be given to the potential to reduce flooding in the surrounding area however, this is only aspirational and therefore the weight in favour is very limited.
- 5.72. It is acknowledged that the Council does not currently have a five year supply of housing - In December 2016 the Council published a Five Year Housing Land Supply Position Statement which concluded that the Council could demonstrate 4.91 years supply against FOAN
- 5.73. The Wycombe Monitoring Report (previously known as the Annual Monitoring Report or AMR) March 2018 contains information showing how our planning policies are performing against key indicators. This includes information on housing delivery. This report now contains an update on our five year and long term housing supply against our Objectively Assessed Need in the absence of a revised Local Plan target. This shows that against our full target of 13,200 dwellings, the five year housing land supply position as at 31 March 2018 for the period 2017-22 against a target of 4291 (including shortfall and a 5% buffer) there is a supply of 4256 which equates to 4.96 years - and therefore in line with Para 11 footnote 7 of the NPPF relevant policies for the supply of housing cannot be considered up to date and the application has to be considered in the context of the presumption in favour of sustainable development.
- 5.74. Footnote 6 of Para 11 includes areas at risk of flooding, however the applicants have demonstrated to the satisfaction of the EA and the LLFA that this proposal would not (once ground levels have changed) be an area at risk of flooding and therefore there is not in this instance a clear reason for refusing the development proposed.
- 5.75. As set out above, it is considered that the weight in favour of the development outweighs the lack of a sequential test and the lack of compliance with policy CS17 and the application is recommended for permission subject to a legal agreement.

#### **Other matters**

##### Equalities Act

- 5.76. Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

##### Other matters

- 5.77. There have been a number of comments that this application is premature and should not be considered before the Inspectors report on the New Local Plan. Government expects authorities to determine planning applications without delay and while there is a policy in the New Plan there is already a development brief for the site which this proposal is considered to be in line with.
- 5.78. Concerns have also been raised that the potential future development at Hollands Farm has been ignored, this is because planning applications are considered upon

the basis of the existing situation and do not consider what may happen in the future.

### **Policies taken into consideration**

- 5.79. **Adopted Local Plan (ALP):** G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed design guidance and local amenity), G10 (Landscaping), G11 (Trees), G15 (Noise), G16 (Light pollution), H9 (Creating balanced communities), H19 (Residents amenity space and gardens), L2 (Areas of Attractive Landscape and Local Landscape Areas), HE3 (Development affecting the setting of a listed building), HE11 (Development adjoining Conservation Areas), HE18 (Ancient monuments), HE19 (Archaeology), T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), T7 (Public transport), T8 (Buses), T13 (Traffic management and calming), T16 (Green travel) and Appendix 1.
- 5.80. **Core Strategy Development Planning Document (CS):** CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS8 (reserved locations for future development), CS12 (Housing provision), CS13 (Affordable housing and housing mix), CS16 (Transport), CS17 (Environmental assets), CS18 (Waste, natural resources and pollution), CS19 (Raising the quality of place shaping and design), CS21 (Contribution of development to community infrastructure).
- 5.81. **Delivery and Site Allocations Plan (DSA):** DM1 (Presumption in favour of sustainable development), DM2 (Transport requirements of development sites), DM11 (Green networks and infrastructure), DM12 (Green space), DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development), DM15 (Protection and enhancement of river and stream corridors), DM16 (Open space in new development), DM17 (Planning for flood risk management), DM18 (Carbon reduction and water efficiency), DM19 (Infrastructure and delivery).
- 5.82. **The New Local Plan:** CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes), CP7 (Delivering the infrastructure to support growth), CP8 (Sense of place), BE1 – (Slate Meadow), DM20 (Matters to be determined in accordance with the NPPF), DM22 (Housing Mix), DM24 (Affordable Housing), DM32 (Accessible locations, sustainable transport and parking), DM33 (Delivering green infrastructure in development), DM34 (Placemaking and design quality), DM38 (Internal space standards), DM39 (Optional technical standards for Building Regulation approval), DM44 (Landscape character outside of the Chilterns AONB).
- 5.83. **Other Planning Documents** NPPF2, Slate Meadow Development Brief (March 2018), Residential Design Guidance SPD (April 2017), Buckinghamshire Countywide Parking Guidance (Sept 2015), Housing Intensification SPD (2011), Planning Obligations SPD (2013).

### **Recommendation:**

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

That the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation is made to secure Affordable housing, Primary and nursery education, Improvements in the provision of public transport in the local area, Improvements to the provision of walking/cycling routes in the local area, Management and maintenance of green infrastructure within the site, An off-site contribution for the improvement/management and maintenance of the Village Green, Travel plan (including monitoring fee), or to refuse planning permission if an Obligation cannot be secured.

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

- 1 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.  
Reason: That the application is expressed to be an outline application only
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended)
- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.  
Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).
- 4 The development hereby approved shall comprise no more than 150 dwellings.  
Reason: In order to control the amount of development in the interests of the character and appearance of the area and to limit the development to the quantum that has been proposed.
- 5 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers ;SLP-01 Rev B; CMP-01 Rev H; A090152 - SK07 Rev A; ELM-01 Rev P2: PLMO-01 Rev P2; PHP-01 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.
- 6 Notwithstanding any indication of materials which may have been given in the application, a schedule, and/or samples, of the hard landscape materials and finishes 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.  
Materials should:
  - \* be discreet and natural in appearance and reflect the rural character of the surrounding landscape;
  - \* avoid bright and reflective materials;
  - \* reinforce the local identity of the area by using specific materials traditional to the localityReason: To secure a satisfactory external appearance.
- 7 Based on the submitted topographical survey of the site, received 13 March 2018 Ref WDC 1 the Foul & Surface Water Drainage Statement Ref 18/0134/5683:B no dwelling on the site shall have a finished floor level higher than 33.5 AOD  
Reason: To ensure a satisfactory form of development constructed at an acceptable level with regards to the surrounding area in line with the approved development brief for the site.
- 8 The following details shall be submitted with the reserved matters detail of Layout
  - 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 backing onto dwellings that front onto Stratford Drive sections showing the level of the proposed garden(s) and any retaining structures.

Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area.

- 9 The reserved matters for Landscaping shall include a biodiversity impact assessment and enhancement statement in line with the Warwickshire Metric or Buckinghamshire Metric if available.

Reason: This is a pre commencement condition and is required in the interests of biodiversity. The details are required before any development commences so that the requirements of biodiversity can be included within the reserved matters submission and implemented with the development.

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

- Information to demonstrate that water quality, ecological and amenity benefits have been considered
- Ground investigations including:
  - Infiltration in accordance with BRE365
  - Groundwater level monitoring over the winter period
- Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the hierarchy listed in the informative below.
- Full construction details of all SuDS and drainage components
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed onsite without increasing flood risk to occupants, or to adjacent or downstream sites.
  - Flow depth
  - Flow volume
  - Flow velocity
  - Flow direction

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

- 11 Following the changes to the levels within the development platform and prior to any other works including the installation of drainage, infiltration rate testing in the locations of the proposed infiltration devices and necessary amendments to the surface water drainage strategy to incorporate testing results, shall be submitted to and approved in writing by the local planning authority. This must include:
- Infiltration rate testing in accordance with BRE 365 Information to demonstrate the infiltration capacity of the fill material and confirm hydraulic connectivity within the underlying Shepperton Gravels.
- Reason: To ensure that the development has a suitable method of surface water disposal to ensure that surface water flood risk is not increased elsewhere in accordance with Paragraph 163 of the National Planning Policy Framework.
- 12 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.
- Reason: The reason for this pre-occupation condition is to ensure the Sustainable Drainage System is designed to the technical standards.
- 13 Unless the local planning authority otherwise agrees in writing, the reserved matter of landscaping shall include an all-encompassing Ecological Mitigation and Enhancement strategy for the site. This will strategy will bring together the recommendations in the submitted ecology reports and set out how habitat areas and protected species will be dealt with in a positive manner which offers the most appropriate and beneficial solution for the sites existing and proposed flora and fauna.
- This strategy shall include the following:
- plans and specifications;
  - any specific operations which need to be undertaken;
  - measures to be included for the benefit of wildlife across the site (within landscaping and in the built development);
  - specific measures to improve the river Wye and its corridor including the buffer zone
- Reason: So that matters of ecology and landscaping can be considered together as part of the development in the interests of the existing wildlife and the future biodiversity of the site and surrounding area.
- 14 Following the approval of the reserve matter of landscaping and prior to the implementation of any works on the site including any changes in ground levels details of a supervision and implementation strategy for the approved Ecological Enhancement Strategy shall be submitted to and approved by the local planning authority. This strategy will set out in a clear, quantifiable way how the works will be supervised during the implementation phase, including:-
- when works need supervision from an Ecologist,
  - a site monitoring program to demonstrate that mitigation measures are being followed and that enhancement measures are being installed correctly,
  - the format for recording this information (i.e. including photographic evidence),
  - a protocol for escalating and dealing with any deviations from agreed measures.
- The works shall thereafter be implemented in accordance with the approved strategy.
- Reason: This is a pre-start condition because translocation of species may be required prior to development commencing and to ensure the ecological benefits of the development are implemented.
- 15 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.

- 16 Prior to any development other than the changes of ground levels approved under condition X a programme for the implementation of the landscaping within the site which, unless the local planning authority first agrees in writing, shall be completed within 6 months of the occupation of the last dwelling or completion of the development, whichever is sooner. The development shall thereafter be carried out in accordance with the approved programme.  
Reason: To secure the implementation of the approved landscaping scheme for the site in the interest of the amenity of the area in general and the site in particular.
- 17 The reserve matters of layout and landscaping and access shall include details of arrangements for the setting out of the public open space and play facilities as part of the development. The arrangements shall address and contain the following matters:  
a. The delineation and siting of the proposed public open space  
b. The type and nature of the facilities to be provided within the public open space  
c. The method of access to the areas of public open space including boardwalks  
d. The arrangements to ensure that the public open space is laid out and completed during the course of the development.  
Thereafter the development shall be carried out and completed in accordance with the approved scheme unless otherwise first agreed in writing by the Local Planning Authority.  
Reason: To ensure that the development provides public and accessible open space in accordance with policy and the development brief for the site.
- 18 Prior to commencement of works on site, an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the local planning authority. This must include the specification and methodology for the construction of surfaces within the Root Protection Areas (RPA) of any retained trees (as shown on the drawing: Arboricultural Impact Assessment and Arboricultural Method Statement) and the timing of these works along with the timing of the erection and subsequent removal of tree protective measures. It shall also include details of Supervision, monitoring and reporting which set out:  
  - when works need supervision from an Arboricultural Consultant,
  - a regular site monitoring program to demonstrate that measures in the AMS are being followed structures with in RPAs are being installed correctly,
  - the format for recording this information (i.e. including photographic evidence),
  - a protocol for escalating and dealing with any deviations from agreed measures.  
Reason: In the interest of protecting the existing and retained trees on the site and in the local area.
- 19 Unless the local planning authority first agrees in writing the reserved matters applications of Layout and Access shall demonstrate or include details of the following:  
  - estate roads to an adoptable standard;
  - site access from Stratford Drive constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013;
  - a scheme for parking and manoeuvring in accordance with the County Council's Buckinghamshire Countywide Parking Guidance policy document;
  - satisfactory access, egress and turning provision for refuse and rigid delivery vehicles throughout the development;
  - on-street parking facilities within the site and in close proximity to St Paul's C of E Combined School;
  - widening of the footway on Stratford Drive into the site to a maximum width of 2 metres.  
Reason: To enable vehicles to draw off, park and turn clear of the highway; to minimise danger, obstruction and inconvenience to users of the highway and the development, and to maximise sustainable travel associated with the proposed development.



- 20 Details of the proposed raised table at the entrance to the site shall be submitted to and approved by the local planning authority prior to any above ground construction works on the site. The approved details shall be implemented prior to the completing of the final dwelling and, unless the local planning authority first agrees in writing, thereafter retained.  
Reason: In the interest of highway safety.
- 21 The approved cycle and bin storage facilities for the site; shall be provided prior to occupation of the dwellings they service and thereafter the facilities shall be permanently retained, unless otherwise first agreed in writing by the Local Planning Authority.  
Reason: To ensure the continued provision of cycle parking and waste storage and in the interests of the amenities of the occupiers and adjacent residents.
- 22 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.
- 23 The development hereby permitted shall be carried out in accordance with a fully detailed Arboricultural Method Statement and Tree Protection Plan (to BS5837:2012) which will be submitted to the Local Planning Authority with the reserved matters submission for the details of the landscaping of the site.  
Reason: In order to protect trees the interests of the visual amenities and character of the area.
- 24 A detailed layout of drainage, utilities and any other services which have been designed so as to avoid conflict with retained and proposed trees, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The installation of any such services shall be in accordance with guidelines set out in British Standard B.S. 5837:2005 'Trees in Relation to Construction - Recommendations' and the National Joint Utilities Group (Guidelines for the Planning Installation and Maintenance of Utility Apparatus in Proximity to Trees) Volume 4.  
Reason: To ensure that the trees to be retained are not damaged, in the interests of visual amenity.
- 25 No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.  
Reason: In the interest of visual amenity, wildlife interest and/or highway safety.
- 26 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.  
Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM18 of the Adopted Delivery and Site Allocations Plan (July 2013).

- 27 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.
- Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority.
- Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.
- Reason: To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account.

#### INFORMATIVE(S)

- 1 The archaeological investigation(s) referred to in the conditions should be undertaken by a professionally qualified archaeologist working to the agreed written scheme(s) of investigation which should be based on Buckinghamshire County Archaeological Service on-line template briefs.
- 2 The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.
- 3 The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the appropriate Water Authority may be necessary.
- 4 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.

**18/05597/OUT**

**Consultations and Notification Responses**

Ward Councillor Preliminary Comments

**Councillor Julia Adey**

In light of the many concerns of residents I should like the planning application (ref: 18/05597/OUT) for Slate Meadow to be brought to the Planning Committee.

**Councillor Julia Langley** – no comments received

**Cllr Mike Appleyard** (Bourne End cum Hedsor Ward)

I would like to support this referral.

Parish/Town Council Comments/Internal and External Consultees

**Wooburn and Bourne End Parish Council**

Comments: Strongly object. There is nothing in this outline application regarding any aspect of infrastructure that would reassure anyone living in this Parish that this development should go ahead. We strongly oppose this application at this time because it is premature being submitted before the Independent Examiner has reviewed the Local Plan. This application makes a nonsense of the consultation process and we therefore request that this application is rejected.

**County Archaeological Service**

Comments:

We welcome the inclusion of the archaeological desk based assessment produced by the Canterbury Archaeological Trust with the additional plans. We concur with this and recommend that a number of conditions are attached to any consent.

**County Highway Authority**

Although all matters are now reserved for future consideration, the transport implications of this development have been treated as principle matters. To this end, no issues have presented themselves from a highways perspective that would result in a principle objection. Nevertheless, the site that will come forward as part of one or several Reserved Matters applications will need to address several matters in order to mitigate its impact on the local area, protect the safe and convenient use of the existing highway, provide improved access to sustainable transport and deliver sufficient walking and cycling links.

Therefore I do not have any objections to this application with regard to highway issues subject to suggested conditions:

**Control of Pollution Environmental Health**

With regards to air quality, Wycombe District Council declared a new Air Quality Management Area on 22.12.17 that covers the main arterial roads in High Wycombe, Marlow and the M40. The majority of vehicle movements from the development are likely to pass through one of the three Air Quality Management Areas. It is therefore recommended that at least 1 charging point per 10 unallocated car parking spaces are provided. All other spaces should have appropriate cable provision to prepare for increased demand in future years.

Noise from the A4094 is likely to cause disturbance to future residents living at that side of the proposed development. The applicant should therefore implement a scheme that ensures that all habitable rooms comply with BS8233:2014.

Recognising the limitations arising from an initial ground investigation undertaken in March 2017, a condition requiring further investigation is recommended.

**Objection**, unless following conditions imposed;

- Condition - Electric Vehicle Charging Points
- Condition – Noise mitigation scheme to protect future residents from traffic noise
- Condition - Contaminated Land
- Informative: Construction/Demolition Noise

### **Environment Agency (south-east)**

Initial Comments: (the full response is available on the website)

The site lies with Flood Zones 1, 2 and 3 in accordance with our flood risk mapping.

Flood Zone 3 is defined as having a high probability of flooding in accordance with table1 'Flood Risk' of the Planning Practice Guidance. The River Wye runs along the southern boundary of the site. We have two objections to the proposed development. One objection is about the ecological buffer zone and the other objection is about flood risk.

**Final response:** Following a meeting to discuss the scope of the current application the EA have indicated that they now withdraw their objections. Written response to follow.

### **Bucks County Council Education Department**

Comments: None received

### **Rights of Way and Access**

Comments: No objection subject to conditions to secure the proposed contributions to footpaths and cycleways.

### **Crime Prevention Design Advisor**

Comments: None received

### **Natural England**

Comments: None Received

### **Arboriculture Spatial Planning**

Comments: It will be necessary for details to be submitted with regards to the timings of works relating to retained trees. So conditions should be applied requiring: Timing and supervision of works relating to retained trees. Details of tree planting specification including incorporation with the SuDS system.

### **Landscape Officers Planning Policy**

Comments: The LVIA (Landscape Partnership, March 2018) accepts that the development will have some adverse effects on both landscape character and on views as would any sizeable development on a green field, however this is counterbalanced to some extent by the benefits in relation to additional planting and to watercourses/wetlands. The Concept Masterplan CMP-01 Rev H shows a illustrative layout which forms a logical outcome of the negotiations had over the past two years and reflects the landscape principles established by the Development Brief. The Design and Access Statement (March 2018) demonstrates that views through and out of the site to the surrounding valley landscape are achievable with the proposed road layout. This will have to be checked again at the reserved matters stage when the design details and layout of buildings are submitted.

### **Ecological Officer**

Comments: I am happy with the level of detail submitted relating to existing ecological constraints on site. From a Green Infrastructure perspective the network of green spaces and paths works well. Details need to be submitted by condition with regards to: ecological mitigation through a CEMP. Ecological Enhancement through landscape detail and details of what is incorporated into buildings. Lighting details will need to be submitted, these will need to include a short section explaining how the lighting has been designed to avoid impacting of wildlife.

### **Conservation Officer Spatial Planning**

Comments: The Heart in Hand is a grade II listed building which backs onto the slate meadow site. The masterplan illustrates a substantial area of landscaping along this boundary. The development proposals will consequently have a neutral impact on the significance of the setting of the building and is acceptable in heritage terms.

### **Urban Design**

Comments: Proposal is as expected, however there are outstanding issues relating to vehicular access, servicing, and parking that need to be resolved at this stage if access through the site is to be approved. Alternatively the application could be amended to include access as a reserved matter. This would allow minor design issues to be dealt with at the reserved matters stage.

June 2018 addendum - the applicant has amended the application and all matters are now reserved. There are no outstanding design issues.

### **Thames Water Utilities Ltd**

Comments:

- Foul Water – Prior to the submission of this planning application the Utility Company raised no objection to the Development Brief and have confirmed to the applicant that there is no issue with foul water connection. In response to a consultation on this application they initially request for a condition to prevent any properties from being occupied until either all wastewater network upgrades required to accommodate the additional flows from the development have been completed or a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. This was because the development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available.  
The case officer has sought clarification of the current capacity and the additional number of dwellings that can be safely added to the current system. It has been confirmed that that the site is still being modelled. Until this is complete the exact nature of upgrades required cannot be determined and we are unable to advice of a specific number. This could impact phasing and so will need to be clarified before a permission is issued.
- Clean Water Capacity - I have reviewed the capacity with the modelling manager and can confirm we do have sufficient capacity.
- Surface Water – no objections
- Water Mains – Thames Water do not permit construction over water mains

### **Buckinghamshire County Council (Major SuDS)**

Comments:

Buckinghamshire County Council as Lead Local Flood Authority has reviewed the information provided in the following documents

- Flood Risk Assessment (MAM7613-RT003-R01-00, March 2018, HR Wallingford)
- FRA – Responses to LLFA Comments (ref. MAM7613-RT004-R02-00, June 2018, HR Wallingford)
- Foul and Surface Water Statement (FSWDS) (AMc/18/0134/5683 Rev. B, June 2018, MJA Consulting).
- Fould & Surface water Statement (ref. AMc/18/0513/5683, 1st August 2018, MJA Consulting)
- Email correspondence from HR Wallingford dated 30th July 2018.

The LLFA **has no objection** to the proposed development **subject to conditions**.

**Representations:**

Bourne End Residents Association  
Objects on the following grounds

- The lack of information contained within the Outline application, full drainage details should be provided.
- The application should not be determined until development of the site (and the council's policy) has been considered by the Inspector at the Examination in Public of the Local Plan
- The association disagrees with the developers Transport Assessment which they claim is not in line comments given by the Council's own transport consultants (Jacobs) to the Slate Meadow Liaison Group.

Slate Meadow Liaison Group  
Objects on the following grounds

- This is an Outline Application and therefore the major issues are not addressed in detail with respect to the deliverability of the measures required to ensure that the flood risks are managed.
- The application should not be determined until the impact of the development of this site and that at Holland's Farm have been considered by the Inspector at the Examination in Public of the Local Plan
- That the application is being rushed through to avoid the consideration referred to above
- Concerns that the conclusions of the Transport Assessment commissioned by the developers contradict those of that commissioned by KBEG on the same junctions and highways issues raised by the Council's own consultants.
- Strongly oppose this application at this time because it is premature and weak on detail and we would request that this application is rejected.

The Chiltern Society

- while recognising that the application is in outline objects to the footpath/cycleway and mown grass strip within the buffer to the river on the indicative masterplan for the site

Original proposal

There have been over 300 separate objections to the proposal, these raise the following concerns:-

- An in principle objection to building upon greenfield sites when, in the opinion of the objectors, there are plenty of brownfield sites, including former office and industrial units, that could be converted to a residential use.
- Concern that the application is only in outline and therefore there is not enough detail to be able to fully consider the impact of 150 units upon the site and the local area.
- Concern that development here has already been refused by WDC and if anything the local infrastructure has deteriorated since that time so WDC should not be going against their previous decision now.
- Concern that Wooburn Green and Bourne End are separate villages and should remain so. That the proposal would mean they would be merged together with minimal greenery separating them.

- Concern that 150 houses could not fit on the site and flats would be out of character with the area.
- Concern that the application is premature and should not be considered prior to the Inspector's report on the New Local Plan so that the inspector's views can be taken into consideration by the Council.
- Concern that the aged base data for alternate housing sites combined with an out of date housing target that were jointly employed in the sequential test at Slate Meadow (by WDC for the new local plan) provides an unsound basis for decision-taking.
- Concern that the impact of the possible future redevelopment of Holland's Farm in Bourne End has not been taken into consideration.
- Requests to put Slate Meadow back into the Green Belt and take the meadow by Spade Oak out of the Green Belt to build on instead.

#### Highways, traffic and access

- The bridge into Stratford Drive has insufficient strength to cope with the increased traffic.
- The entrance of the estate is unsuitable for an additional 300+ cars as twice a day it comes to a standstill with the school traffic for up to half an hour at a time.
- Concern over the ability of emergency services to access the site and Stratford Drive if the development goes ahead.
- Concern that the estate is already extremely dangerous for the school children and residents to walk, with cars parking on every pavement and grass verge and the expected 300+ cars will make the situation worse.
- The impact of additional vehicles on the site and the impact upon safety for parents and children using St Paul's School.
- Concern that the proposed additional on-street parking for the school will not work.
- Stratford Drive already regularly suffers with flooding, heavy cracking and potholes.
- Concern that Town Lane is already an extremely dangerous road with at least four accidents in recent years. A request for traffic lights and increased safety measures to improve this situation.
- Concern that there will be underground parking
- Concern that the developers Transport Assessment comes to different conclusions than those of other professionals that have assessed the impact upon the road network.
- Safety concerns have been expressed particularly during the construction phase of any development with a school so close to the entrance of the site.
- Concern over the effect the extra traffic would have on Cookham bridge
- Concerns that car parking in the local area is already oversubscribed – leading to indiscriminate parking and this will only make the situation worse
- Concern that there is no realistic opportunity for a cycle path the Bourne End as the disused railway is not available.

#### Flooding and drainage

- Concern that the developers and WDC have not sequentially tested the site and it should not therefore be developed.
- Concern that there is insufficient drainage system to cope.
- Concern that Slate Meadow is a recognised flood plain and the green land helps with drainage
- Concern that the drainage system is already unable to cope and this proposal will make that situation worse.
- Concern that parts of Cores End Road, Brookbank and Town Lane flood when rains, that at times it becomes so serious it is affected by sewage overflow which has resulted in home

evacuation. Thames Water drainage fails to cope and Thames Water have confirmed that any improvement is not possible till 2020 to 2025.

- Concern that underground parking will have a flooding impact and should not be allowed in an area that potentially floods.
- Concern regarding runoff from the site resulting in pollution to the adjacent river Wye.

#### Wildlife and ecology

- The site is a home to vast wildlife i.e. badgers, deer, owls, kite, birds, slow worm; to name but a few. Also the horses which would have to be removed and the children clearly love watching and feeding them daily.
- Concern over the impact upon field mice, stag beetles and rats from the development.
- Concern that Slate Meadow is a habitat for many protected and endangered species and that the unlicensed relocation of some of the species is illegal
- Concern that the bird survey does not mention Barn Owls that are regularly seen flying over the site
- Concerns over the impact of artificial light upon the local bat population
- Concerns that development by its very nature destroys habitats for wildlife

#### Amenity and landscape issues

- I presume they are planning to build flats/apartments, these are unacceptable if they overlook the current residents homes and are not in keeping with the village scene the developers are trying to create.
- The proposal of a phased development will impact greatly on the lives of the local residents, in the form of noise, dust and dirt, for a considerable amount of time. The poorer air quality will be detrimental to health.
- Concern that the proposal is to build on the Village Green
- Concern that the whole of Slate Meadow is public green space and this will be lost due to the development.
- Concern that the proposal seems to include potential for 3-storey development and provision for trees to the boundaries of new housing that will affect sunlight into many of my neighbours and their families gardens
- this is a quiet area and people have chosen to live here for this very reason. This development will bring noise and disruption.
- Slate Meadow offers uninterrupted views through to the surrounding hillside to the north of the site. Concern that the proposed development will be severely detrimental to the look of the immediate and surrounding areas of Bourne End and Wooburn.
- Concern that the construction of such a large, modern development is not in keeping with the character of the local community; in particular, such a large, concentrated mass of modern housing, the design of which will not be in alignment with the other homes in the area.
- Concern over the impact upon air quality
- Concerns over density and building heights
- Concern that this is an area of outstanding natural beauty and should be protected as such
- Concern that the houses are too close to the river and will block important views.
- Concerns that the village green will be tidied up and not left to nature as it currently is.

#### Infrastructure issues

- Concern that local facilities including Doctors, Dentists and schools are already overstretched (with unacceptable 3 week waits at Doctors) and would be unable to cope.
- Concern that Local schools cannot be expanded to take the additional population.



- Concern over the general wellbeing of the local population due to the extra pressure on existing infrastructure
- Concerns over interruption to gas supply due to replacement of pipes
- The affordable housing will not be affordable to most people

#### Archaeology

- Concern that the hill may be the site of a rare ancient feature, a banjo enclosure and Slate Meadow might have important archaeological features because of this.

#### Amended scheme

A reiteration of the comments above

- Additional concerns that the proposed change in ground levels will impact upon views into and across the site.
- Concern that the issues raised by the consultation responses from Thames Water, County Archaeology and others will not be dealt with
- Concerns that the proposal will be approved without sorting out serious matters on the site such as ecology and environmental impact.
- Additional requests that the application be deferred until after the examination in public of the new Local Plan so that the impact of all development proposed in Bourne End can be considered together.

#### Support for the proposal

There has been one letter of support which made the following point

- It is no use objecting unless you can suggest an available alternative site and, like the Hollands Farm site, this is more suitable than other more important areas of the Green Belt.

#### Other matters

- Concern that the development will decrease the value of surrounding property
- Concern expressed by members of the Slate Meadow Liaison Group that their comments on the draft development brief for the site were ignored by the Council and its officers
- Concerns over being able to secure insurance on properties due to flooding
- The interests of existing residents should be prioritised over those of developers or potential incomers
- Questions have been raised regarding the integrity of the officers of the council that are dealing with this site, particularly by the secretary of 'The Future of Our Village – Bourne End' who claims that officers are seeking to push the application through the Planning Committee before it can be considered by the Local Plan Inspector.

18/05597/OUT

Scale 1/3500



**NOTES**

1. This plan is prepared by the architect for the purpose of illustrating the proposed development and is not to be used for any other purpose without the written consent of the architect.

2. The architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom.

3. The architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom.

4. The architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom.

5. The architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom.

6. The architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom.

7. The architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom.

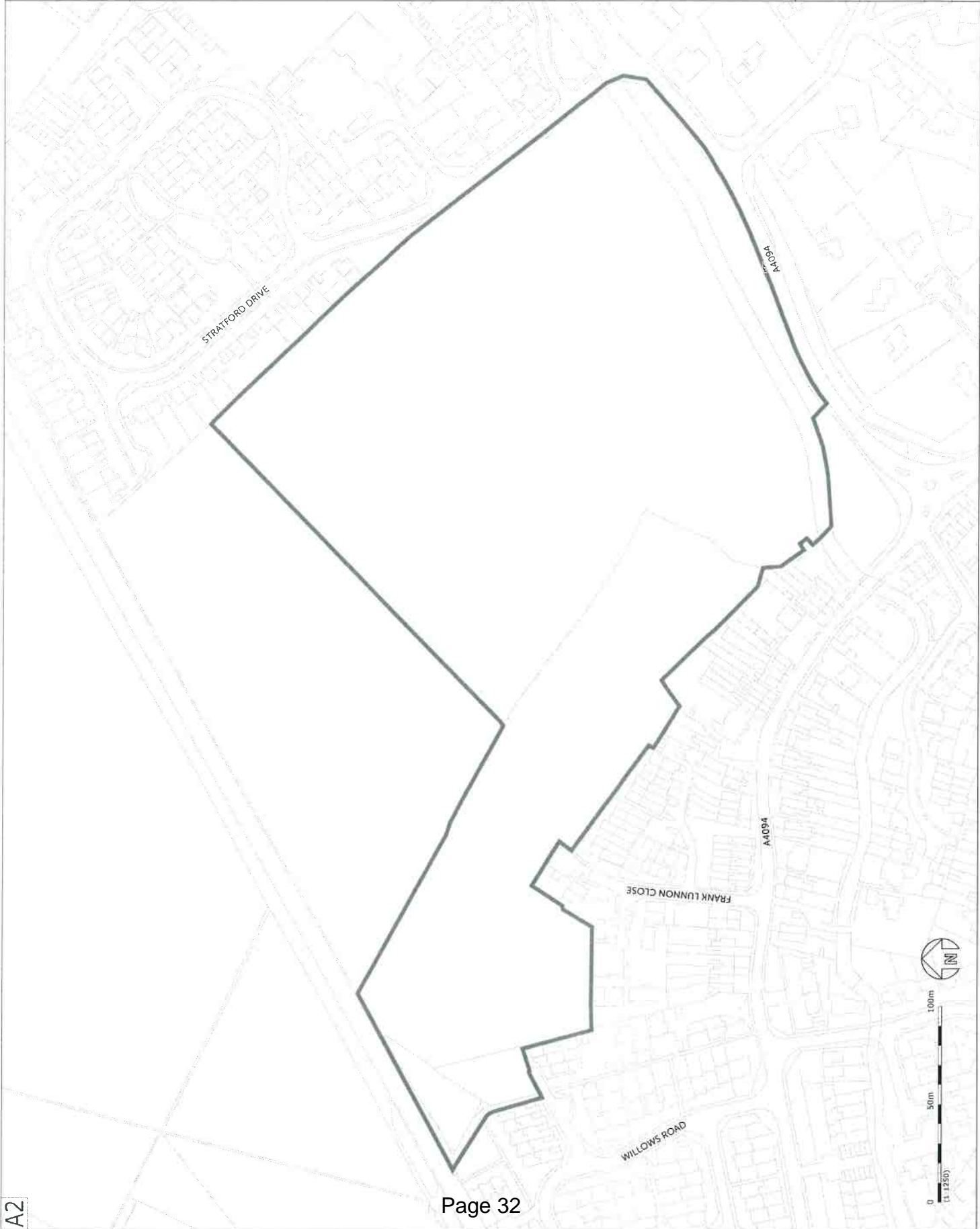
8. The architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom.

9. The architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom.

10. The architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom.

**KEY**

Site Boundary



**thrive.**  
architects

11-1250 @ A2 23/02/18 PR MB  
CAREL70529 SLP-01 B

**Slate Meadow**  
**Bourne End**

For: Avant Homes & Croutace Homes

Site Location Plan - 01

**NOTES**

1. All dimensions are in feet unless otherwise noted.

2. All elevations are in feet unless otherwise noted.

3. All areas are to be landscaped with native plants and trees.

4. All areas are to be landscaped with native plants and trees.

5. All areas are to be landscaped with native plants and trees.

6. All areas are to be landscaped with native plants and trees.

7. All areas are to be landscaped with native plants and trees.

8. All areas are to be landscaped with native plants and trees.

9. All areas are to be landscaped with native plants and trees.

10. All areas are to be landscaped with native plants and trees.

Symbol	Description
[Symbol]	Proposed Wetland
[Symbol]	Proposed Pond
[Symbol]	Proposed Pathway
[Symbol]	Proposed Building
[Symbol]	Proposed Parking
[Symbol]	Proposed Stormwater
[Symbol]	Proposed Utility
[Symbol]	Proposed Tree
[Symbol]	Proposed Plant
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Lighting
[Symbol]	Proposed Security
[Symbol]	Proposed Access
[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Boundary
[Symbol]	Proposed Survey
[Symbol]	Proposed Utility
[Symbol]	Proposed Access
[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Boundary
[Symbol]	Proposed Survey

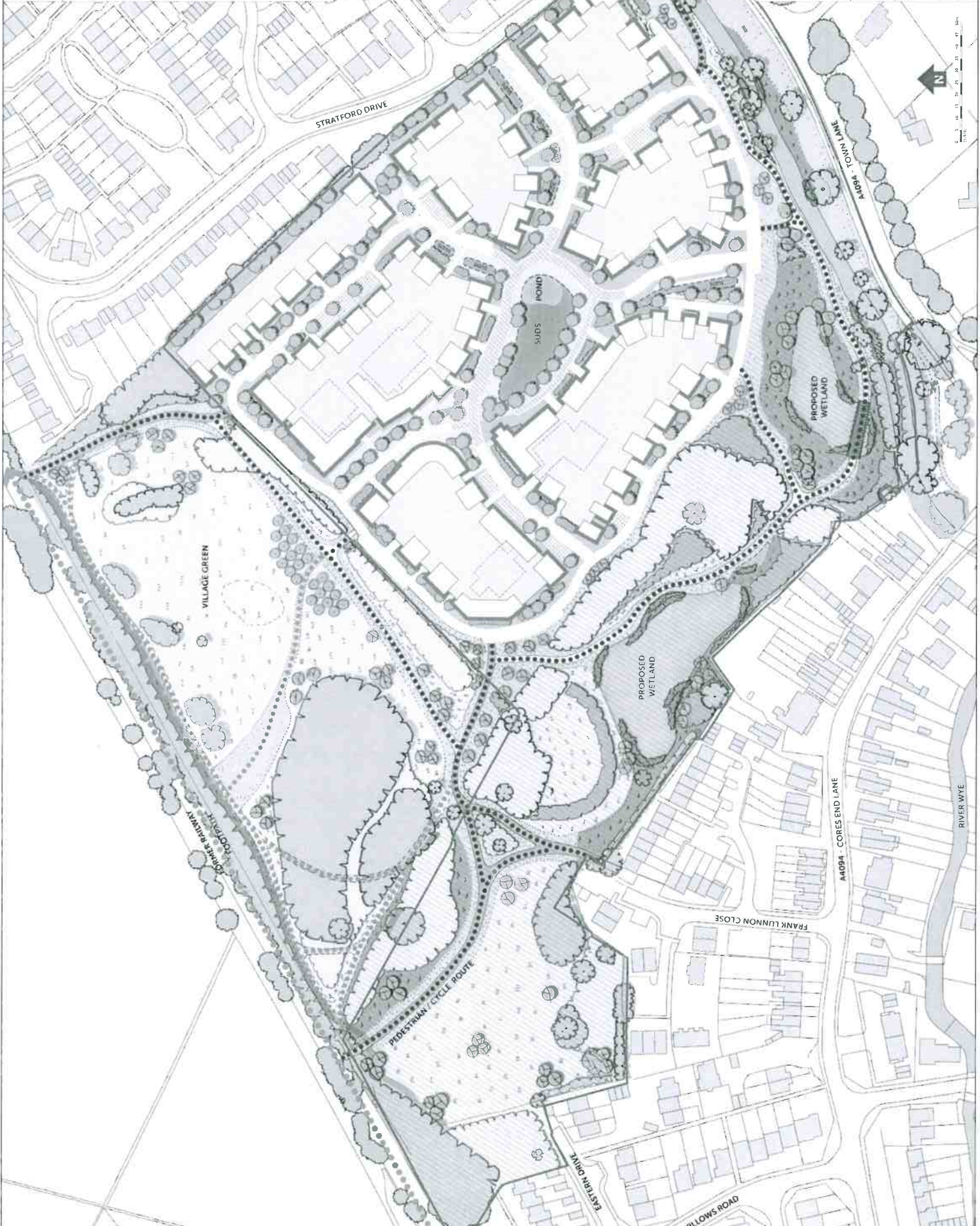


15000 AG 2/20/17 PR RB  
 CAREY/MS29 CRP-01 H

**thrive.**  
 PROJECTS

**Stace Meadow**  
 Rezone Eas  
 For: Adam Roberts & Graduate Homes

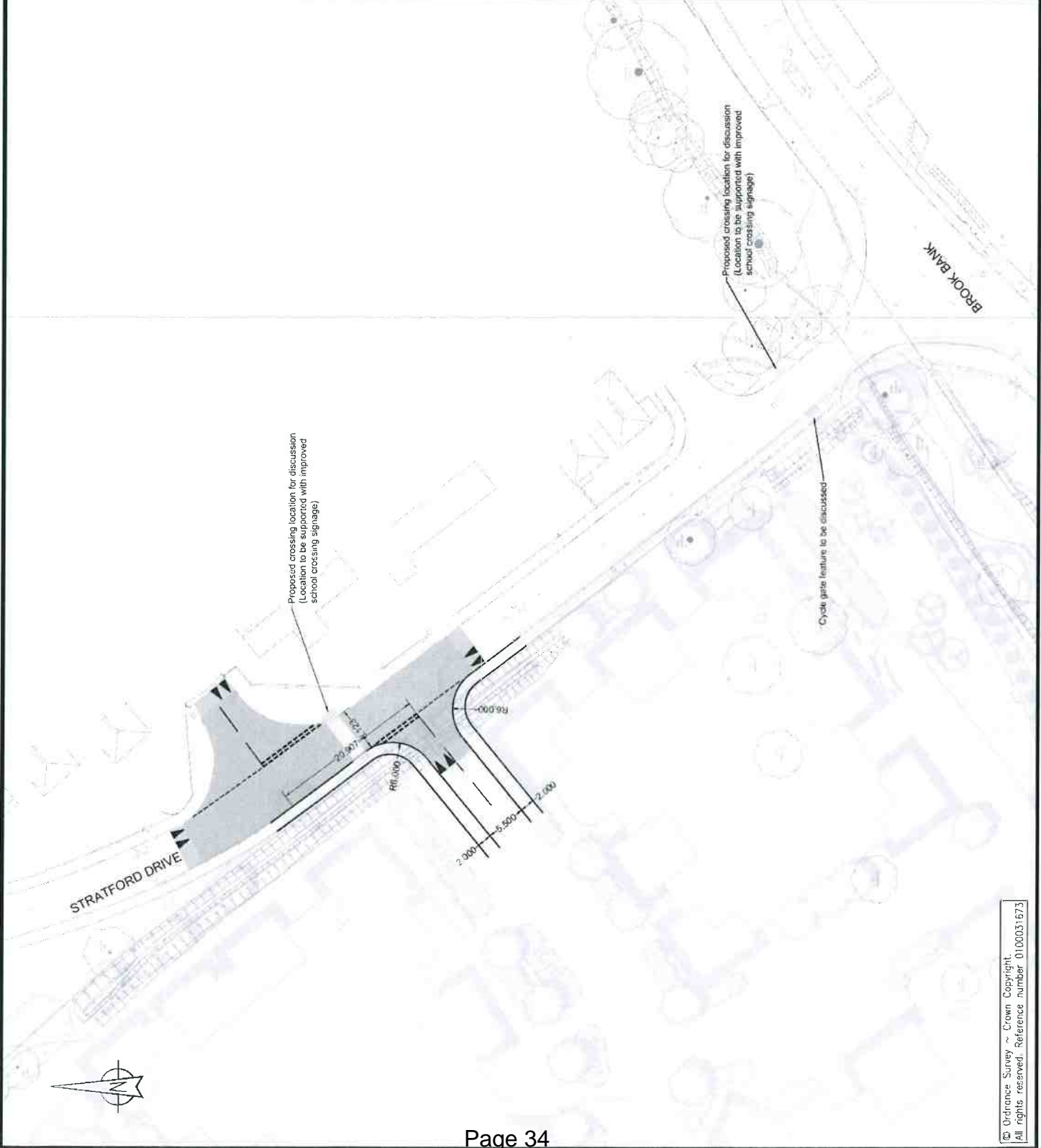
**Concept Masterplan - 01**



**NOTES**

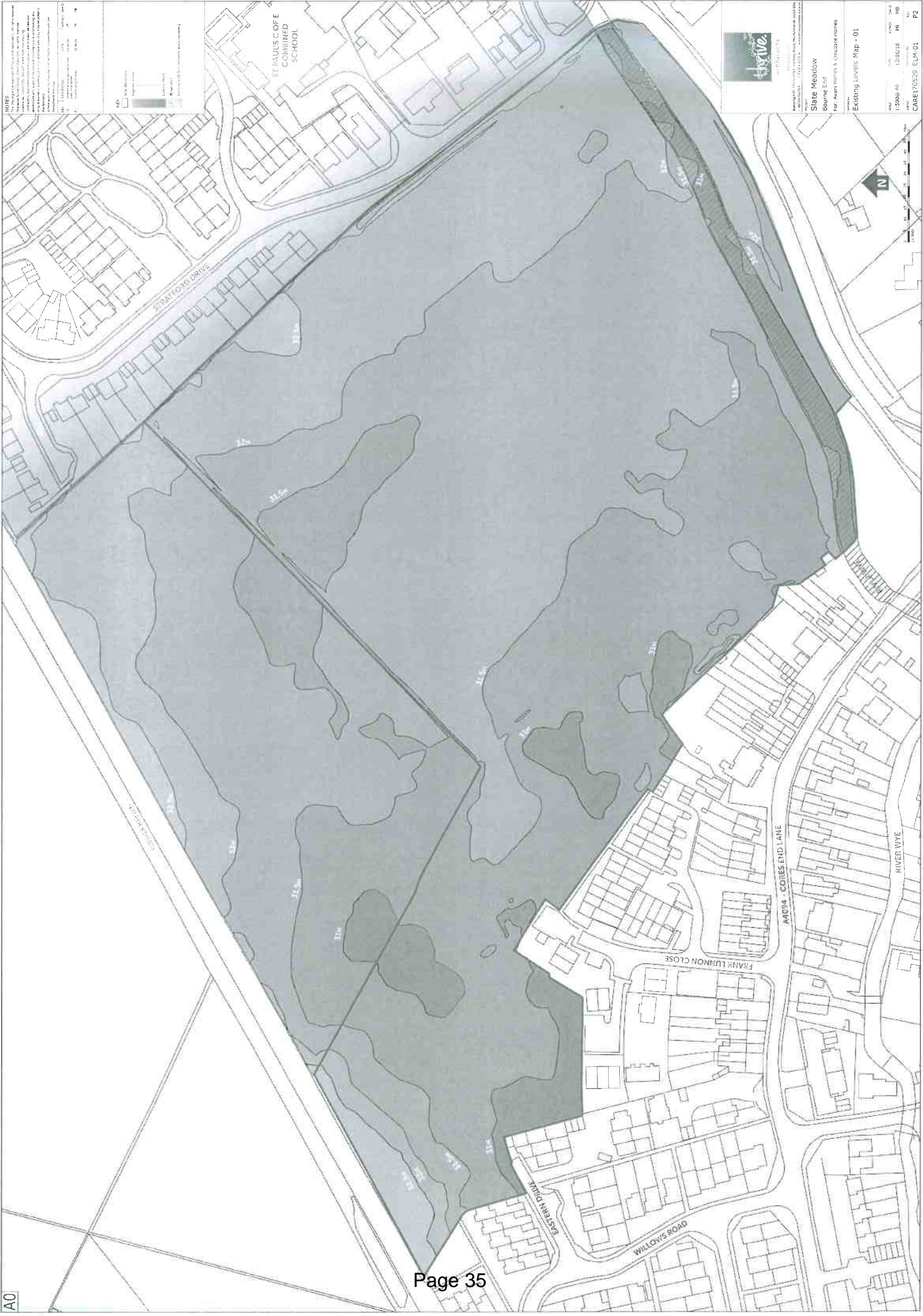
1. Do no scale from this drawing.
2. This drawing is for illustrative purposes only and not for construction.
3. This drawing is to be read and printed in colour.
4. Layout drawn on OS background, will be updated when topographical information becomes available

REV	DETAILS	DRAWN	CHECKED	DATE
CLIENT: <b>Avant Homes Croudace Strategic</b>				
PROJECT: <b>Slate Meadow, Bourne End</b>				
DRAWING TITLE: <b>Preliminary Site Access With Raised Table Arrangement</b>				
SCALES <b>1:500</b>		SHEET SIZE <b>A3</b>		
DRAWN: LPJ	CHECKED CL	DATE: 15.02.18		
<b>WYG transport</b> <small>PART OF WYG GROUP</small> 90 Victoria Street Bristol, BS1 6DP T: 0117 624 4333 F: 0117 624 4329 E: transport.bristol@wyg.com				
DRAWING NUMBER <b>A090152 - SK07</b>				REVISION <b>A</b>



© Ordnance Survey ~ Crown Copyright.  
All rights reserved. Reference number 0100031673

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN WYG ENVIRONMENT PLANNING TRANSPORT LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.



**NOTES**

- 1. All contours are based on a datum of 100m AOD.
- 2. Contours are shown at 1m intervals.
- 3. Contours are shown at 2m intervals.
- 4. Contours are shown at 5m intervals.
- 5. Contours are shown at 10m intervals.
- 6. Contours are shown at 20m intervals.
- 7. Contours are shown at 50m intervals.
- 8. Contours are shown at 100m intervals.
- 9. Contours are shown at 200m intervals.
- 10. Contours are shown at 500m intervals.
- 11. Contours are shown at 1000m intervals.
- 12. Contours are shown at 2000m intervals.
- 13. Contours are shown at 5000m intervals.
- 14. Contours are shown at 10000m intervals.
- 15. Contours are shown at 20000m intervals.
- 16. Contours are shown at 50000m intervals.
- 17. Contours are shown at 100000m intervals.
- 18. Contours are shown at 200000m intervals.
- 19. Contours are shown at 500000m intervals.
- 20. Contours are shown at 1000000m intervals.

**LEGEND**

- 1. Contours
- 2. Buildings
- 3. Roads
- 4. Water
- 5. Site Boundary



**Site Location**  
 Bourne Hill  
 For: Alan Harris & Co. Ltd  
**EXISTING Levels Map - 01**

DATE: 12/06/18  
 DRAWN: PK  
 CHECKED: ALZ  
 PROJECT: CAREL/0529 ELM-01  
 P2

A0



**NOTES**

1. All levels are in meters above sea level (MSL).

2. The proposed levels are shown as dashed lines.

3. The existing ground levels are shown as solid lines.

4. The proposed levels are subject to approval by the relevant authorities.

5. The proposed levels are based on the current ground conditions.

6. The proposed levels are based on the current ground conditions.

7. The proposed levels are based on the current ground conditions.

8. The proposed levels are based on the current ground conditions.

9. The proposed levels are based on the current ground conditions.

10. The proposed levels are based on the current ground conditions.

**KEY**

[Symbol]	Existing Buildings
[Symbol]	Topography
[Symbol]	Proposed Levels
[Symbol]	Existing Levels
[Symbol]	Water
[Symbol]	Public Open Space
[Symbol]	Other

**ST PAUL'S C OF E COMBINED SCHOOL**

**VILLAGE GREEN**

**RIVER CORRIDOR**

**PUBLIC OPEN SPACE STRATEGIC GAP**

**thrive.**  
BY TERRACON

State Meadow  
Bourne End  
For Architects & Client's notes

Proposed Levels Map Overlay - 01

Scale: 1:5000 A0  
1:10000 A1  
1:20000 A2  
1:40000 A3  
1:80000 A4

North Arrow

Scale Bar: 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

Project: CARET/0529\_P000-01 P2

# Agenda Item 6.

Contact: Stephanie Penney DDI No. 01494 421823  
App No : 18/06642/FUL App Type : FUL  
Application for : Erection of three storey extension to accommodate 42 bedrooms to existing care home and alterations to existing house  
At Chilterns Manor, Northern Heights, Bourne End, Buckinghamshire, SL8 5LE  
Date Received : 22/06/18 Applicant : Mr Daanish Zaki  
Target date for decision: 21/09/18

## 1. Summary

- 1.1. Full planning permission is sought to extend Chilterns Manor Care Home. The extension involves the construction of three major new additions. Two 3 storey wings to the rear at either end of the building with an extension to the southern wing turning at 90 degrees. The application includes the provision of 15 marked out car parking spaces within the site. The form, bulk and scale is similar to that approved under planning application 14/08046/FUL, which remains extant.
- 1.2. Subject to appropriate conditions the development is considered to conform to development plan policy and is recommended for approval.

## 2. The Application

- 2.1. Chilterns Manor is a large attractive building of some architectural merit. It is 3 to 4 storeys in height, with accommodation over four floors. The building has a clay tiled roof and a mix of brick and hanging tile on its elevations. It has viewing windows in all elevations. It is set on a large spacious plot (0.25 ha) at the end of a residential cul-de-sac.
- 2.2. The site slopes downward steeply from front to rear (north to south), resulting in a change in levels of approximately 5 metres from the front of the site to the rear. The site contains a significant level of mature vegetation, particularly around its perimeters. The property is used as a residential care home for the elderly, accommodating 19 bedrooms, 1 staff apartment and other ancillary facilities.
- 2.3. To the front of the site is a Right of Way to the adjoining fields, part of which is used informally by the home for visitor and staff parking. The other buildings in the area are residential in character, bespoke in design and, on the whole set within spacious treed grounds.
- 2.4. The 2014 application remains extant as all pre-commencement conditions have been discharged and work has commenced on site. This approved development could therefore be built out in its entirety.
- 2.5. The proposal is a full planning application to extend the existing premises. The extension involves the construction of two 3 storey wings to the rear at either end of the building. The proposal would alter the increase the level of accommodation to 42 bedrooms. The proposed change in accommodation is set out in the table below:

Floor	Accommodation existing	Approved accommodation (14/08046/FUL)	Accommodation refused (17/05526/FUL)	Accommodation proposed
Lower	2 x bedrooms,	Communal room,	11 x bedrooms,	12 x bedrooms, boiler



<b>ground floor</b>	laundry, boiler room, pantry	boiler room. 2 x 1-bed single apartments, 2 x 2-bed apartments	boiler room, kitchen, laundry room	room, kitchen, laundry room
<b>Ground floor</b>	6 x bedrooms, communal room, dining room, kitchen office	15 x bedrooms, communal room, dining room, kitchen office	16 x bedrooms, communal room, dining room, manager's room, activity room, nail and hair salon	15 x bedrooms, communal room, dining room, manager's room, activity room, quiet room, shop and treatment room.
<b>First floor</b>	11 x bedrooms	20 x bedrooms, communal room	15 x bedrooms, communal room, dining room, nursing station, activity room	15 x bedrooms, communal room, dining room, nursing station, activity room & hair and nail salon
<b>Second floor</b>	1 x bed staff apartment	1 x 2-bed apartment	Staff room, library, 2 x office	Staff room, library, 2 x office and storage

- 2.6. The application includes the provision of 15 car parking spaces within the site.
- 2.7. The refused application was similar to that approved under the 2014 application. The main differences were:-
- 2.5m closer to the northern boundary (at the closest point).
  - Northern wing 12.5m longer.
  - 3m closer to the rear boundary (at the closest point).
  - Current application includes extension to the southern wing turning at 90 degrees.
  - Change of accommodation type from 35 single rooms and 5 self-contained apartments (3 x 2 bedroom units and 2 x 1 bedroom units) (43 bed spaces in total), to 42 single bedrooms.
  - Additional parking spaces.
- 2.8. The main differences between this application and the previous schemes are:-
- The works to the front of the building largely follow that of the 2014 and refused application.
  - The northern wing is the same length as the approved scheme, but extends out a further 2.2m than the approved (towards Glenmore).
  - The southern wing has been reduced in width by 1m than the refused scheme and is now 2m from the south eastern boundary (at its closest point.)
  - Additional parking spaces have been provided since the 2014 application.
  - The area in front of the northern wing has been reconfigured.
- 2.9. The application site is set within an Existing Residential Area (Northern Heights) in Residential Zone B and adjacent the Green Belt and Western Wye Valley Local Landscape Area. The site is covered by a 1981 (ref: 05/1981) Area TPO.
- 2.10. The application is accompanied by:
- a) Arboricultural Implications Assessment and Method Statement
  - b) Tree Survey and Constraints Plan
  - c) Bat Survey and Wildlife Checklist
  - d) Transport Assessment
- 2.11. The development has previously screened under the Environmental Impact Assessment Regulations and the local planning authority has concluded that an environmental impact assessment will not be required in this case.
- 2.12. The New Local Plan was submitted for examination in March 2018. This is the same

document published in October 2017 (with title “The Wycombe District Local Plan (Regulation 19) Publication Version”), but it is now referred to as the New Local Plan (submission version – March 2018). The hearing sessions for the Examination in Public of this plan commenced on Monday 16<sup>th</sup> July 2018.

2.13. Weight is a matter for the decision maker but the National Planning Policy Framework (NPPF) says that 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 paragraph 38 of the NPPF Wycombe District Council (WDC) takes a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:

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

3.2 In this instance the application was acceptable and progressed without delay.

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

4.1. This site has a long and detailed planning history, only the most recent/relevant of which has been listed below:

- 88/07566/FUL - two-storey extension to the side of the care home, which was approved on 05/01/89, expired on 04/01/94, but was never implemented.
- 89/07062/FUL - Conversion of attic space in approved extension for staff accommodation for old persons home, which was approved and implemented.
- 93/05988/FUL & 97/06514/VCDN - renewal of W/88/7566/FF for 2-storey side and rear extension to residential home with car parking, which was approved on 30/11/93 and 11/09/97 respectively, but was never implemented.
- 00/06195/FUL - Construction of single and two-storey side extensions to create 6 additional double bedrooms, laundry and new lounge, together with two new lifts, which was permitted on 17/10/00, expired on the 16/10/05, but was never implemented.
- An identical application was submitted in 2005 (05/07840/FUL): Construction of single and two storey side extensions to create six additional bedrooms, laundry and new lounge together with two new lifts. Approved but not implemented.
- 08/05633/FUL – Construction of a three storey side and a three storey side/rear extensions incorporating 14 additional bedrooms, 2 \* 2 bed & 2 \* 1 bed flats, 4 new communal rooms and 4 new lifts (alternative scheme to 05/07840/FUL). Approved but not implemented.
- 11/06193/REN – Extension of time until 13 October 2014 of permission 08/05633/FUL for construction of a three storey side and a three storey

side/rear extensions incorporating 14 additional bedrooms, 2 \* 2 bed & 2 \* 1 bed flats, 4 new communal rooms and 4 new lift (alternative scheme to 05/07840/FUL). Approved but not implemented.

- 14/08046/FUL - Construction of a three storey side and three storey side/rear extensions incorporating 14 additional bedrooms, 2 x 2-bed & 2 x 1 bed flats, 4 new communal rooms, and 4 new lift (alternative scheme to 05/07840/FUL). Application permitted, conditions discharged and has been implemented.
- 17/05526/FUL. Erection of three storey extension to accommodate 42 bedrooms to existing care home and alterations to existing house. Application refused for the following reason:

In the opinion of the Local Planning Authority the proposed development by reason of its increased footprint, bulk and siting closer to the northern and western boundaries than that approved, will result in an unacceptable impact on the pleasant semi-rural character of the area and residential amenity. The proposed extensions will be sited 2.5m closer to the northern and western boundaries, this coupled with the change in ground levels will have a dominant and overbearing impact on the adjacent occupiers. Therefore the proposed development would be contrary to policies G8 (Detailed Design Guidance and Local Amenity) of the Adopted Wycombe District Local Plan To 2011 (as saved, extended and partially replaced) and policy CS19 (Raising the Quality of place Shaping and Design) of the Adopted Core Strategy DPD.

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

### **Principle and Location of Development**

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

DSA: DM1 (Presumption in favour of sustainable development)

New Local Plan (Publication Version): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), CP9 (Sense of Place); CP10 (Green Infrastructure and the Natural Environment); DM23 (Other Residential Uses); DM35 (Placemaking and Design Quality)

Housing Intensification Supplementary Planning Document (HISPD)

- 5.1. The proposal is to extend a care home within a residential area. As such, the use is established and therefore considered to be acceptable in principle.

### **Transport matters and parking**

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

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

DSA: DM2 (Transport requirements of development sites)

Buckinghamshire Countywide Parking Guidance

New Local Plan (Publication Version): CP1 (Sustainable Development); DM23 (Other Residential Uses); DM35 (Placemaking and Design Quality)

### **Highway Safety and Capacity**

- 5.2. A Supporting Transport Statement has been submitted with the application dated March 2017. The Highways Authority previously raised no objection on highway safety/convenience or capacity grounds and no conditions were recommended on the 2014 application. The Highways Authority made the same comment on the 2017 planning application and the scheme has not materially altered in relation to highway capacity and safety. The proposal therefore remains acceptable.

### **Parking and Servicing**

- 5.3. The existing building comprises 16 single residence rooms, 3 double residence rooms and 1 staff flat, which are served by 11 (approx.) off-site parking spaces. The

- proposal, through a process of remodelling of the existing facilities and new-build, proposes to provide 42 bedrooms, together with 15 parking spaces.
- 5.4. This would result in a net increase of 22 residential bed spaces on what currently exists, coupled with the loss of a former office/staff apartment.
  - 5.5. It has been noted that the 9 off-site parking spaces are not in the control of the applicant; they are outside of the application red boundary. They have however been associated with the care home since its inception and for the purposes of determining the previous planning applications submitted have been considered as forming part of Chiltern Manor's provision. It has also been noted that a Right of Way passes through the site to the field to the southeast and therefore this area cannot form part of Chiltern Manors parking area.
  - 5.6. Buckinghamshire Countywide Parking Guidance sets out the Council's car parking standards. For this type of accommodation it indicates that the level of parking should be 1 space per 3 residents.
  - 5.7. The application proposes 15 parking spaces. Given the nature of the business and the information available in the supporting Transport Statement, there are considered to be a number of site and application specific circumstances, which justify this level of provision:
    - The flats in the development would be internalised within the building and therefore one could assume a lower level of mobility and car ownership than for a dwelling of the same size and therefore parking standards for elderly persons accommodation are not considered to be applicable.
    - Given the nature of the business, not all the staff would be working at the same time (shift work) and the highest levels of staffing (anticipated to occur during the morning) would not coincide with the peak periods for visitors (i.e. weekends and evenings), which would lead to a more efficient use of the proposed parking, thereby reducing the overall need for parking.
    - The maximum parking requirement for elderly persons sheltered accommodation, which would ordinarily be a greater generator of traffic than the proposed use, would have a maximum parking requirement of 1 space per 3 residents, which amounts to a maximum requirement for 14 spaces, plus staff parking. Therefore, it is considered that the proposed level of parking is sufficient for the proposed use which is similar in nature to sheltered accommodation but less parking intensive.
  - 5.8. In view of the above, it is considered that the provision of 6 on-site and 9 off-site parking spaces would be proportionate for a facility of this size in terms of meeting its day to day parking needs.
  - 5.9. Nevertheless, this is not to say that it is not accepted that on occasion the on-site parking will be at capacity (e.g. Christmas, Easter, etc.) and therefore overspill onto Northern Heights may occur. However, given the limited probability of this occurring on a regular basis and in the absence of an objection from the County Highway Authority on highway safety grounds, it is considered that a refusal on the basis of displaced parking could not be justified.
  - 5.10. In coming to this conclusion it has been noted that the road is privately owned and not maintained at public expense; however, this does not preclude the possibility of on-street parking. In the event that action was taken against on-street parking, there would still be other opportunities for on-street parking in other nearby residential streets, within walking distance of the facility.
  - 5.11. No cycle parking has been proposed as part of the development, however given the nature of the site and its location no objection is raised in this regard.
  - 5.12. A number of objections have been received regarding the impact that additional vehicle movements would have on the surface of Northern Heights. However, it is

considered that this is a civil matter between those parties with a private interest in the road and therefore can be given very limited weight in the determination.

- 5.13. Since the 2017 application was refused the right to park vehicles on land adjoining the care home has been registered with the Land Registry. This however remains a civil matter.

### **Raising the quality of place making and design**

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

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

New Local Plan (Publication Version): CP1 (Sustainable Development); CP8 (Sense of Place) DM23 (Other Residential Uses); DM35 (Placemaking and Design Quality)

Housing intensification SPD, Residential Design Guide

- 5.14. The proposal is to add two large rear projecting wings. The rear wings would be set at the same ridge height as the existing building; however, due to the falling ground levels would gain additional height and bulk toward the rear. The main public views of the proposal would be from Northern Heights, with numerous additional private views from surrounding land.
- 5.15. Extensions should preserve the character and appearance of the building, the street scene and character of the wider area. The proposed side/rear extensions, which would extend rearward (21 metres at their deepest point) from the ridge of the existing building in a courtyard arrangement, are considered to represent significant new additions to Chilterns Manor. The bulk, scale, design and layout is similar to that already approved.
- 5.16. However, whilst the side/rear extensions are large, it is considered that the following factors serve to mitigate any potential harm:
- The siting of the extensions are now very similar to the approved scheme.
  - The siting of the extensions in relation to the existing building, which serve to retain the existing building as the most prominent architectural feature when viewed from the public realm and ensures that only part of the structure would be publicly visible at any one time.
  - The thick mature vegetation that surrounds the site, both on the applicant's land and that of surrounding land owners, which is sought to be both protected and maintained as part of the proposal.
- 5.17. In view of the above, the proposal is considered to preserve the character of the area, which consists of large buildings set on large well treed plots and broken down by strong structural vegetation, and therefore the proposal, despite its size, mass and bulk, is considered to represent an acceptable new addition to the area.
- 5.18. In terms of the external appearance and architectural form of the proposed side/rear extensions. The proposal is to use matching bricks and tiles and contemporary yet complementary architectural features, which echo those on the existing building and therefore sit comfortably with the existing architectural theme. As such, the proposal, in terms of its architectural detailing and external appearance, is considered to appear acceptable.
- 5.19. With particular regard to the views of the proposal from the land to the east. This area has been designated as both Green Belt and a Local Landscape Area and is therefore protected in terms of its openness, rural amenities and local landscape value. Views of the settlement of Bourne End from the countryside to the east can be characterised as a mixture of vegetation and buildings of varying heights and sizes. The proposal, which would be set behind a thick belt of vegetation, against a backdrop of similar vegetation and urban development, is not considered to appear unduly conspicuous on the urban fringe and therefore would not prejudice the

purpose of designating this land as Green Belt or Local Landscape Area.

- 5.20. Therefore, the proposal, in respect of its impact on the Green Belt and Local Landscape Area is considered to be acceptable.

### **Amenity of existing and future residents**

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

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

Housing intensification SPD, Residential Design Guide

New Local Plan (Publication Version): CP1 (Sustainable Development); DM23 (Other Residential Uses); DM35 (Placemaking and Design Quality)

- 5.21. The policies of the Local Plan are concerned both with protecting the residential amenities of existing properties in the area of the development and with the quality of environment created for new residents.

#### Future occupiers of the development

- 5.22. The proposal would provide an acceptable level of accommodation for future residents, with an adequately sized and sheltered communal amenity area. As such, the proposal is considered to be acceptable with regard to its impact on the amenities of future occupiers.

#### The properties in Chilterns Park

- 5.23. The proposal would be set at a slight angle to the rear of the properties in Chilterns Park and retain a gap of 35+ metres.

- 5.24. Furthermore, the proposal would, to a large extent, be obscured by existing structural vegetation. Therefore, despite the change in levels, the proposal is not considered to appear 'overbearing' or result in an unacceptable loss of privacy to the properties in Chilterns Park.

#### Glenmore to the north

- 5.25. The submitted scheme is similar to the refused scheme in respect of distances to the northern boundary, but is 2m closer to the boundary than the approved scheme (2014).

- 5.26. Glenmore is a two-storey detached dwelling set to the northwest of the proposed extension. On Glenmore's southern flank is a chalet style side extension (granny annex) that was permitted in 1988 and contains a dormer window set in the roof slope facing the application site. This window provides light to a first floor living room (originally permitted as a bedroom) and is set approximately 12 metres from the proposed structure. Along the boundary between Glenmore and Chilterns Manor is a high level mixed hedge and tree row, which currently partially encloses the window.

- 5.27. Given the distance between the proposal and Glenmore and the existing relationship with the boundary treatment, the proposal is not considered to have such a degree of impact on the residential amenity of Glenmore in terms of loss of light and/or outlook, as to justify a refusal in this regard.

- 5.28. The refused application has been taken into account as Members were specifically concerned about the impact on this neighbouring property. However, on balance officers consider the scheme acceptable for the following reasons:-

- The extension nearest the car park has been pulled in approximately 1.4m (from the boundary with Glenmore) from the approved scheme.
- The rear projecting wing has been reduced in width by 0.8m (from the boundary with Glenmore) from the refused scheme but is still 2m wider than the approved scheme. However taking into account the reduction in depth towards the rear boundary and the reduction mentioned above, the overall impact has been improved from that of the refused scheme.

- 5.29. In terms of overlooking, the proposal would have a minimal windows facing Glenmore. Bedroom windows are at basement and ground floor level but would not directly overlook due to boundary treatments. At first floor the following windows would face Glenmore: two windows to the communal room; 2 x toilet; landing window and window to nail and hair salon. At second floor a side window is proposed to the office and a roof light.
- 5.30. The proposed windows to the landing and hair salon are high level and the windows to the office are set forward of Glenmore. It is considered that any harm resulting from the overlooking has been satisfactorily mitigated. Therefore, in summary, the proposal, in respect of Glenmore's residential amenities, is considered to represent acceptable development.

#### Other properties

- 5.31. All other properties are considered to be too far away from the proposal to have their residential amenities materially affected in terms of loss of light, privacy and/or outlook.

### **Landscaping**

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

CSDPD: CS17 (Environmental Assets)

New Local Plan (Publication Version): CP1 (Sustainable Development), CP9 (Sense of Place); CP10 (Green Infrastructure and the Natural Environment); DM23 (Other Residential Uses); DM32 (Landscape Character and Settlement Patterns), DM35 (Placemaking and Design Quality)

- 5.32. The proposal is accompanied by a Tree Survey and Constrains Plan, Arboricultural Survey dated June 2018.
- 5.33. Three trees are proposed to be removed as part of the proposal: T7 (Ash), T9 (Lawson Cypress, T10 (Yew) and T20 (Norway Maple). T7 and T20 are categorised as B (moderate to high quality) and trees and T10 are categorised as C (low quality) in the supporting arboricultural report.
- 5.34. The Council's Arboricultural Officer has been consulted on the application raises no objection subject to the development taking place in accordance with the Survey.

### **Ecology**

CSDPD: CS17 (Environmental assets)

New Local Plan (Publication Version): CP1 (Sustainable Development), CP9 (Sense of Place); DM32 (Landscape Character and Settlement Patterns), DM34 (Delivering Green Infrastructure and Biodiversity in Development) and DM35 (Placemaking and Design Quality)

- 5.35. The previous application was accompanied by an Ecological Survey dated July 2011 that scoped the ecological potential of the site with specific reference to badgers, bats, birds, reptiles and amphibians. The Survey concluded that there was no evidence of any of the above species having a long term habitat on the site. However, the Survey made a number of precautionary recommendations with regard to bats and nesting birds. This survey was submitted with the previous planning application.
- 5.36. However, the previous bat survey was in 2011, and was not considered to constitute up-to-date information and therefore a repeat of the 2011 preliminary bat survey needed to be carried out to assess whether there is any evidence of use by bats. This updated survey was carried out in June 2017 as part of the previous application. The survey identified that the building is a bat roost used by a low number of bats. The surveys to date indicate that the building is not a main or a maternity roost, but rather an intermittent roost of a low number of male or non-breeding female bats. A third evening emergence survey is therefore required to inform the EPS licence which will be required from Natural England. This can be secured by condition should

permission be granted.

- 5.37. Bats are a European Protected Species (EPS). In the case of this particular development, based on the available information, it is concluded that if bats are present within parts of the existing building that will be affected by the development, that an offence is unlikely to place. An offence would include the deliberate capture or killing or injury or damaging or destroying of their breeding place or resting places.

### **Building sustainability**

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Living within our limits SPD

New Local Plan (Publication Version): DM41 (Optional Technical Standards for Building Regulation Approval)

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

### **Infrastructure and Developer Contributions**

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

New Local Plan (Publication Version): CP7 (Delivering the Infrastructure to Support Growth)

- 5.39. The development is not a type of development where CIL would be chargeable.
- 5.40. It is considered that there would not be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

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

- 5.41. 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, including the extant planning permission for a similar development
- 5.42. As set out above it is considered that the proposed development subject to the conditions suggested above would accord with the development plan policies and is recommended for approval. Officers have considered the refused scheme and the precise reason of refusal referring to the northern and western boundaries, however on balance the scheme is considered acceptable given the reductions that have been submitted.

## **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 WDC1; 10; 11; 12; 13; 14; 15; 16; 17; 200/C; 201/C; 202/D; 203/C; 204/B; 205/C; 206/C; 207/A; 208; 209/A; 210/A; 211/A; 212/A; 213; 214 unless the Local Planning Authority otherwise first agrees in writing.

Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

- 3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory external appearance.

- 4 The development or use hereby permitted shall only be occupied in connection with and ancillary to the existing use as a care home and shall not be severed and occupied as a separate independent unit.

Reason: To prevent an uncontrolled intensification of use on the site

- 5 The development shall take place in accordance with the arboricultural survey and tree protection plan submitted as part of the planning application, and any permitted works Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist. A single page report and photographic record showing the supervised works will be submitted to the Local Planning Authority within 7 days of each supervised event which will result in a certificate being issued by the planning authority upon completion

Reason: To ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value.

- 6 The scheme for parking and manoeuvring indicated on the approved plan 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 ensure adequate parking provision is provided and maintained.

- 7 Notwithstanding any other details shown on the plans hereby approved, the window to the disabled WC shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window(s) shall thereafter be retained as such. No further windows shall be installed in the northern elevation unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of Glenmore to prevent overlooking of habitable rooms

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

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

- 9 Prior to commencement of development, a third evening emergence survey, in relation to bats, shall be undertaken. The surveys, findings and recommendations shall be submitted to and approved in writing with the Local Planning Authority. The proposed mitigation works and proposals shall be carried out in accordance with the approved details.

Reason: In order to provide protection to legally protected or rare species.

- 10 Protective fencing and/or other protective measures shall be erected around each tree and hedge to be retained in accordance with a scheme which must first be submitted to and approved in writing by the Local Planning Authority (i.e. an Arboricultural Method Statement and Tree Protection Plan to British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations) before any site clearance works or development commence, and before any machinery or equipment has been allowed on site.

The scheme shall show the type, height and position of protective fencing to be erected around each tree(s) or hedge to be retained. Unless otherwise agreed in writing by the Local Planning Authority this shall be in accordance with clause 6.2 “Barriers and ground protection” of the British Standard 5837:2012.

The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works, and in these areas:

1. there shall be no changes in ground levels,
2. no materials or plant shall be stored,
3. no buildings or temporary buildings shall be erected or stationed,
4. no materials or waste shall be burnt; and,
5. no drain runs, trenches or other excavation shall be dug or otherwise created, without the prior written approval of the Local Planning Authority.

Reason: To ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity.

- 11 The development shall take place in accordance with the arboricultural method statement (AMS) and tree protection plan submitted as part of the planning application, and any permitted works Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist. A single page report and photographic record showing the supervised works will be submitted to the Local Planning Authority within 7 days of each supervised event which will result in a certificate being issued by the planning authority upon completion

Reason: To ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value.

#### INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF Wycombe District Council (WDC) takes a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
- offering a pre-application advice service,
  - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning & Sustainability Customer Charter
- In this instance the application was acceptable and progressed without delay.

18/06642/FUL

**Consultations and Notification Responses**

Ward Councillor Preliminary Comments

**Councillor Tony Lee**

Due to the considerable number of residents wishing to see this fully discussed at committee and also the fact that the new plan does not resolve the reasons for the last application being refused, I would request that this matter be brought to the Planning Committee for consideration. This would only be necessary if the Officer decided to approve the decision.

Parish/Town Council Comments/Internal and External Consultees

**Wooburn and Bourne End Parish Council**

Comment: This appears to be overdevelopment on a massive scale. This is totally overbearing to all surrounding buildings including Chiltern Park. The road is completely inadequate for its present traffic load being unmade and un-adopted. It is difficult to see how this road could support site traffic and the extra traffic that will be generated by a much larger care home on this site. We are not satisfied with the given information regarding all forms of waste disposal including sanitation, effluent and hazardous waste. They are increasing from twenty two to sixty four rooms and doubling the staff and only proposing six additional parking spaces which are inadequate. We understand staff and visitors are parking in the road which will impede emergency vehicles. The grounds for Wycombe District Councils previous refusal are unchanged.

**County Highway Authority**

Comment: I note that this application is similar to that of application 17/05526/FUL, which, in a response dated the 16<sup>th</sup> May 2017; the Highway Authority had no objections and no conditions. This application does not materially differ from that of the previous application in highway terms and as such I reiterate my colleagues' previous response below.

The proposed works are located off Northern Heights which is not maintained by Buckinghamshire County Council. Furthermore, this application is not considered to result in adverse implications upon the safety and convenience of the highway network'.

Mindful of the above, I do not have any objections or conditions to add with regard to highway issues.

**Arboricultural Officer**

Comment: Arb Comments significant extension within the site. In principle it may be acceptable concern as to future pressures in regards to the trees to the western boundary and that the proposed development will encroach in to the root protection areas to those trees numbered T13, T14 and T17. If minded to approve that the development is in accordance with the Merewood report .and a separate condition for arb supervision to be submitted to ensure tree protection measure

**Control of Pollution Environmental Health**

Comment: No objection

**Ecological Officer**

Comment: My second set of comments made on the 2017 application still apply as the same bat survey has been submitted. The comments are copied below:

The report clearly shows that the roof is used as a bat roost by a low number of Common Pipestrelles. The report also identifies the need to carry out the third survey as per the guidance to confirm these

findings and to inform an EPS licence from Natural England. This needs to be undertaken prior to a decision being made.

### Representations

20 Letters of objection received including Bourne End Residents Association. Summary of comments made:-

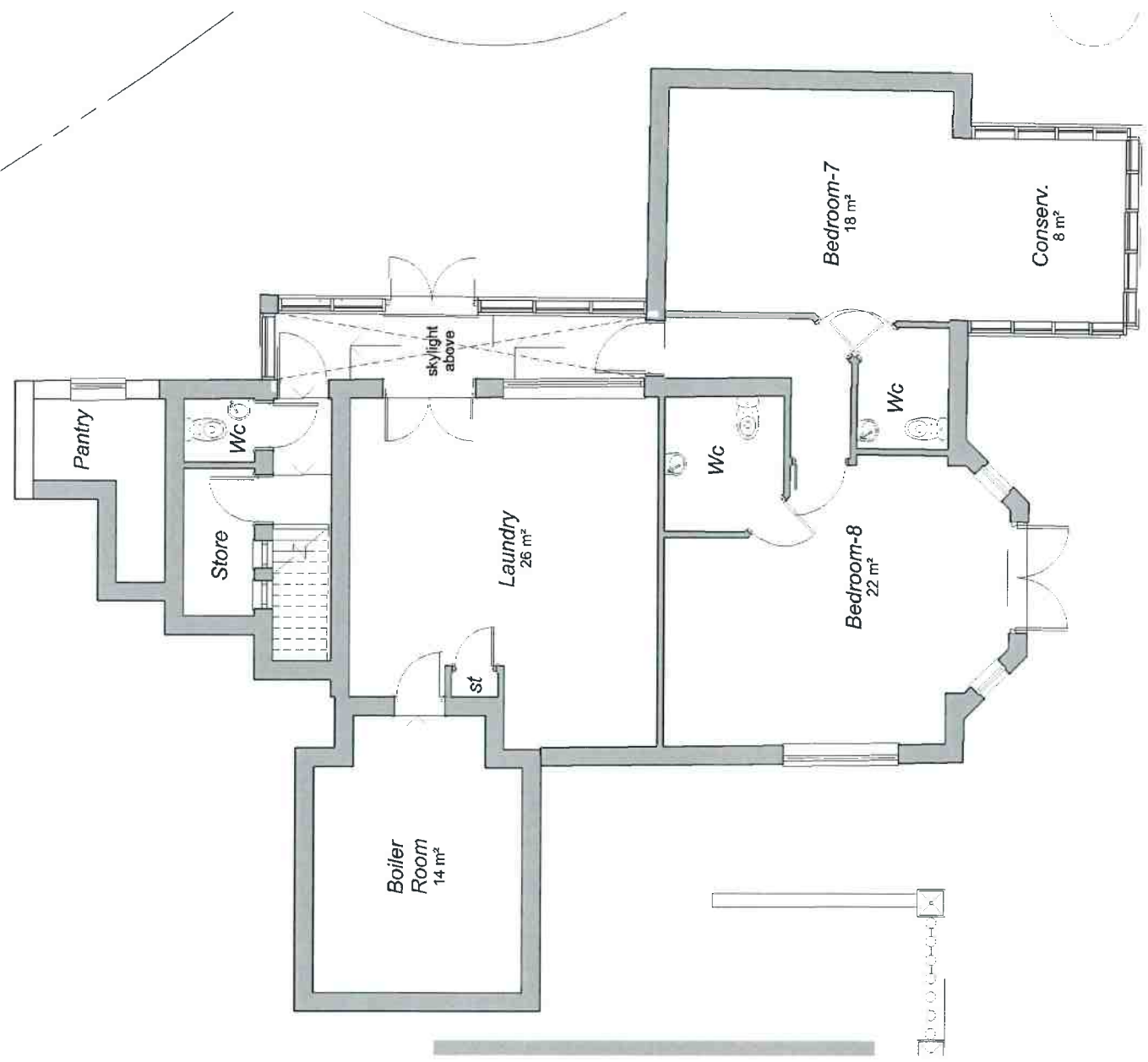
- To confirm that the work has legally commenced, it must conform to the agreed plans. If the work failed to conform and no other work has been undertaken the planning permission should be considered lapsed.
- Insufficient parking, visitors and staff park on Northern Heights. Service vehicles have difficulty turning and block driveways.
- Overdevelopment of the site effecting character of the area.
- Road is unadopted, unmade with no pavements. The road suffers pot holes.
- Orchard House put in multiple applications but were refused due to overdevelopment.
- Overlooking to Glenmore.
- The TPO'd trees shouldn't be removed and the development does not outweigh the TPO.
- The location is not ideal for elderly people.
- Minor alterations to the refused application do not overcome the reason of refusal.
- Overbearing impact.
- Difficult access for emergency vehicles.
- Poor design and not reflective of the local identity.
- There is a lack of information submitted in relation to waste disposal.
- Impact on root protection areas.
- Consultation insufficient
- Noise disturbance
- Access insufficient
- Condition 8 of the previous application can never be implemented as the land does not belong to the applicants.
- Summary of previous concerns was bland.
- Insufficient staff parking

18/06642/FUL  
Scale 1/1250

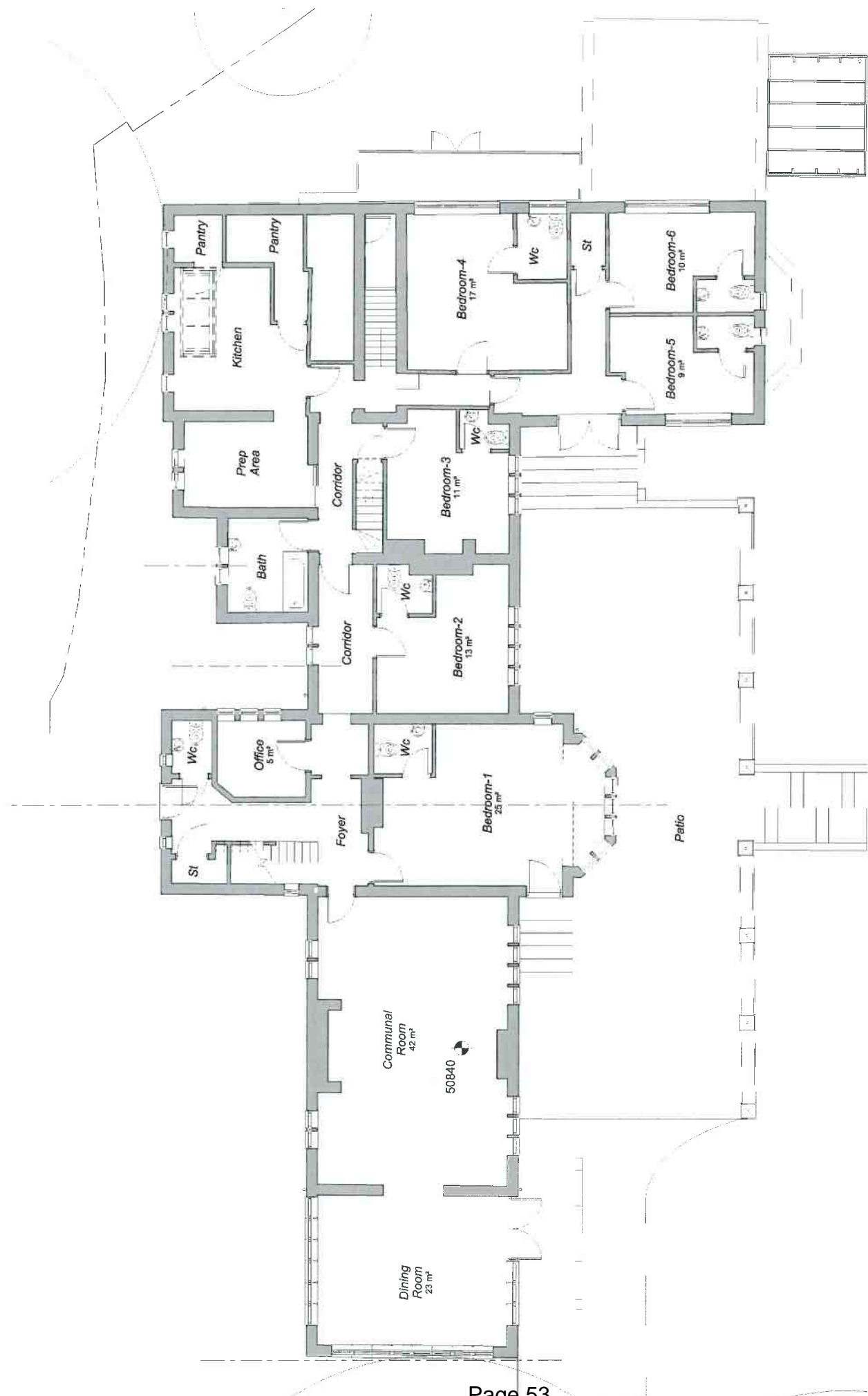




JOB No.	DNG No.		JOB TITLE	
	REVISION	REVISION	PROPOSED DEVELOPMENT CHILTERN'S MANOR, NORTHERN HEIGHTS BOURNE END, BUCKS. SL8 5LE	
SCALE	DATE	DRAWN	CHECKED	DRAWING TITLE
1:1250				SITE LOCATION PLAN

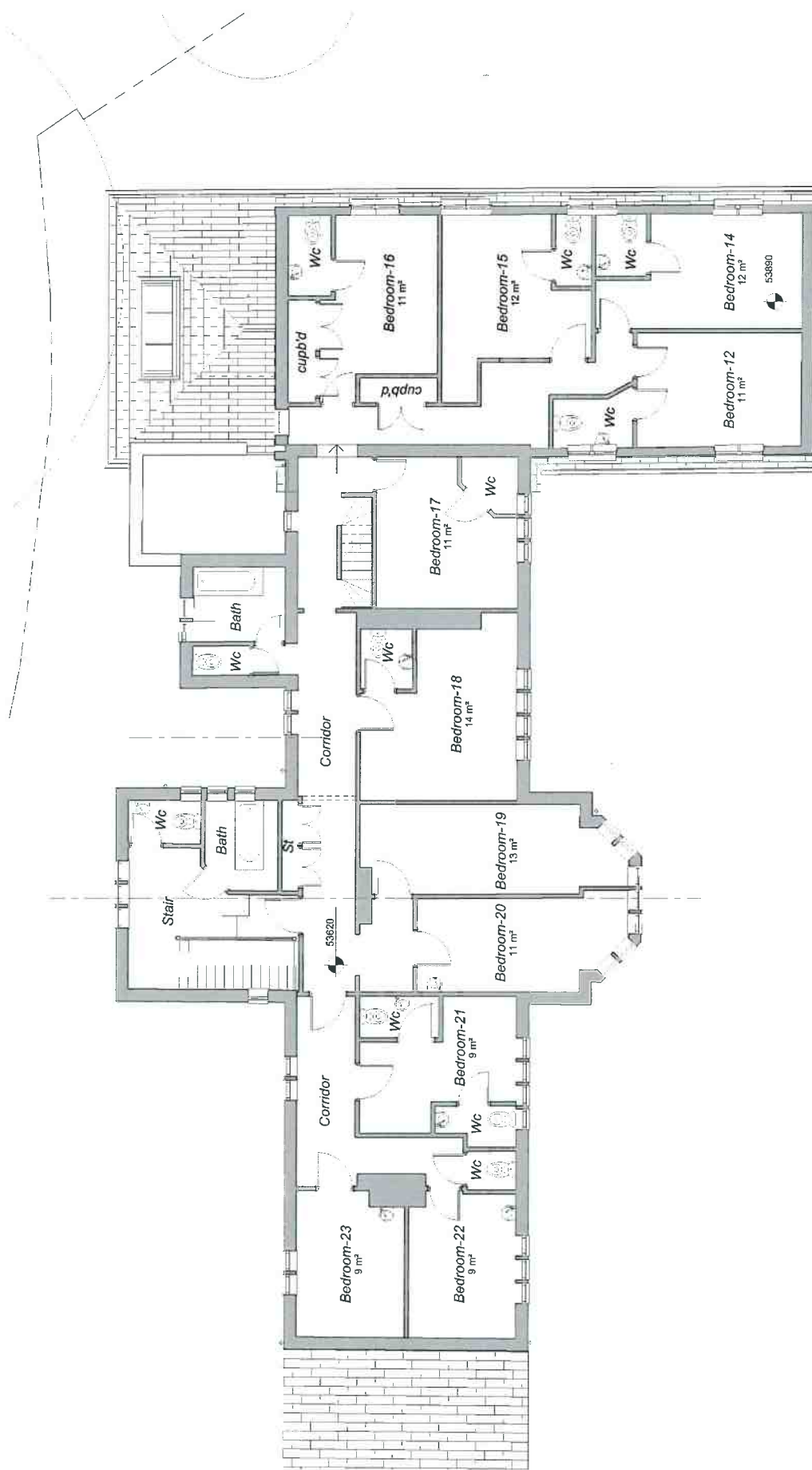


<b>PROJECT</b>	ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END		
<b>CLIENT</b>	FOR MR D ZAKI		
<b>TITLE</b>	EXISTING LOWER GROUND FLOOR PLAN		
<b>REF:</b>	CM2	<b>DATE:</b>	AUGUST '16
<b>DIS NO.</b>		<b>SCALE:</b>	1:50@A2
			10
<b>BOB BERRY Registered Architect</b> DELL COTTAGE HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel 01494 724592			

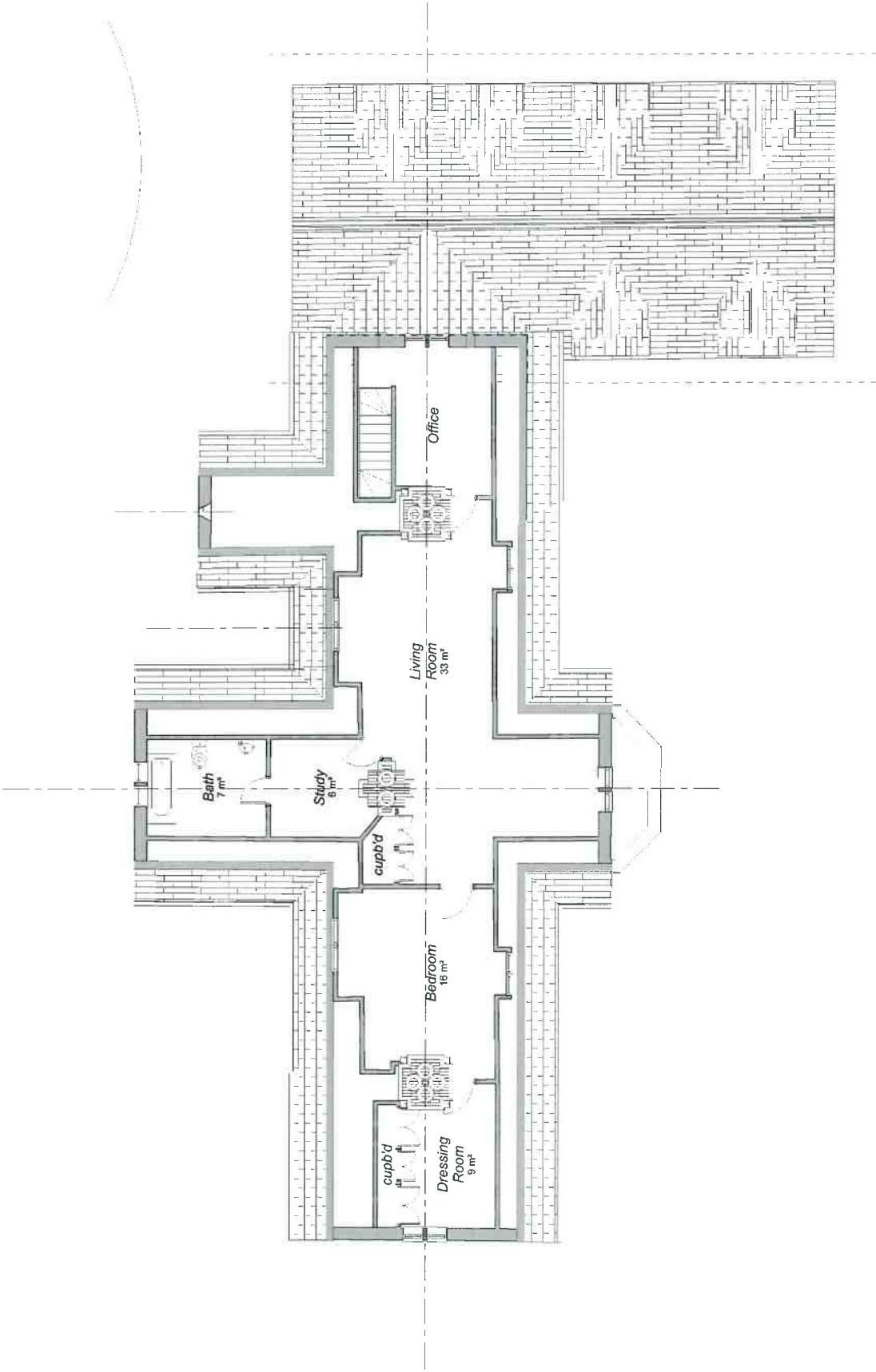


PROJECT		ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, DOORNE ERD	
CLIENT		FOR MR. D ZAKI	
DATE		11/08/16	
SCALE		1:500	
DRAWN BY		EXISTING GROUND FLOOR PLAN	
NO.	DATE	BY	NO.
01	AUGUST '16	CH2	11
BOB BERRY Registered Architect DELL COTTAGE, HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel: 01494 724592			

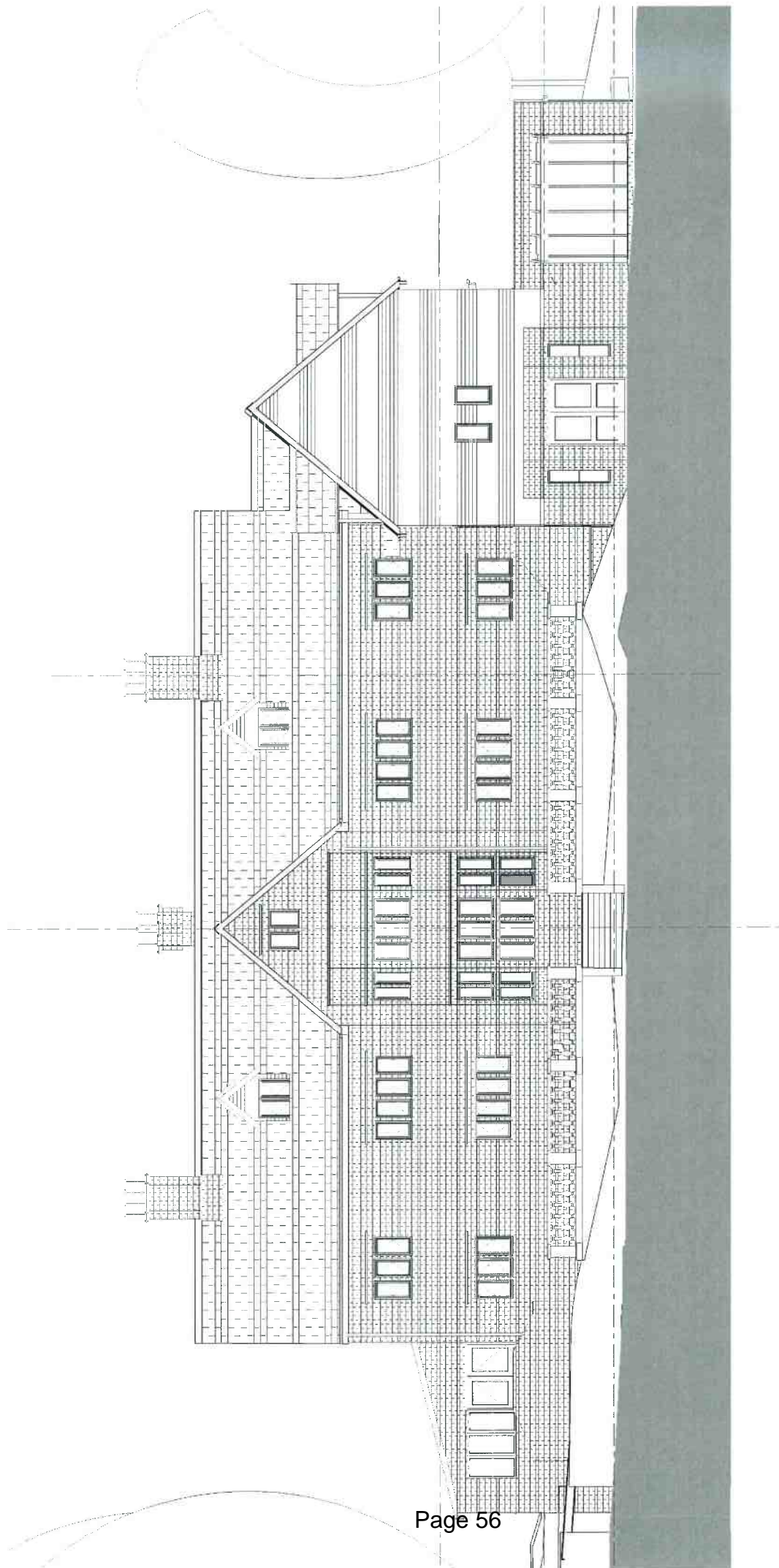




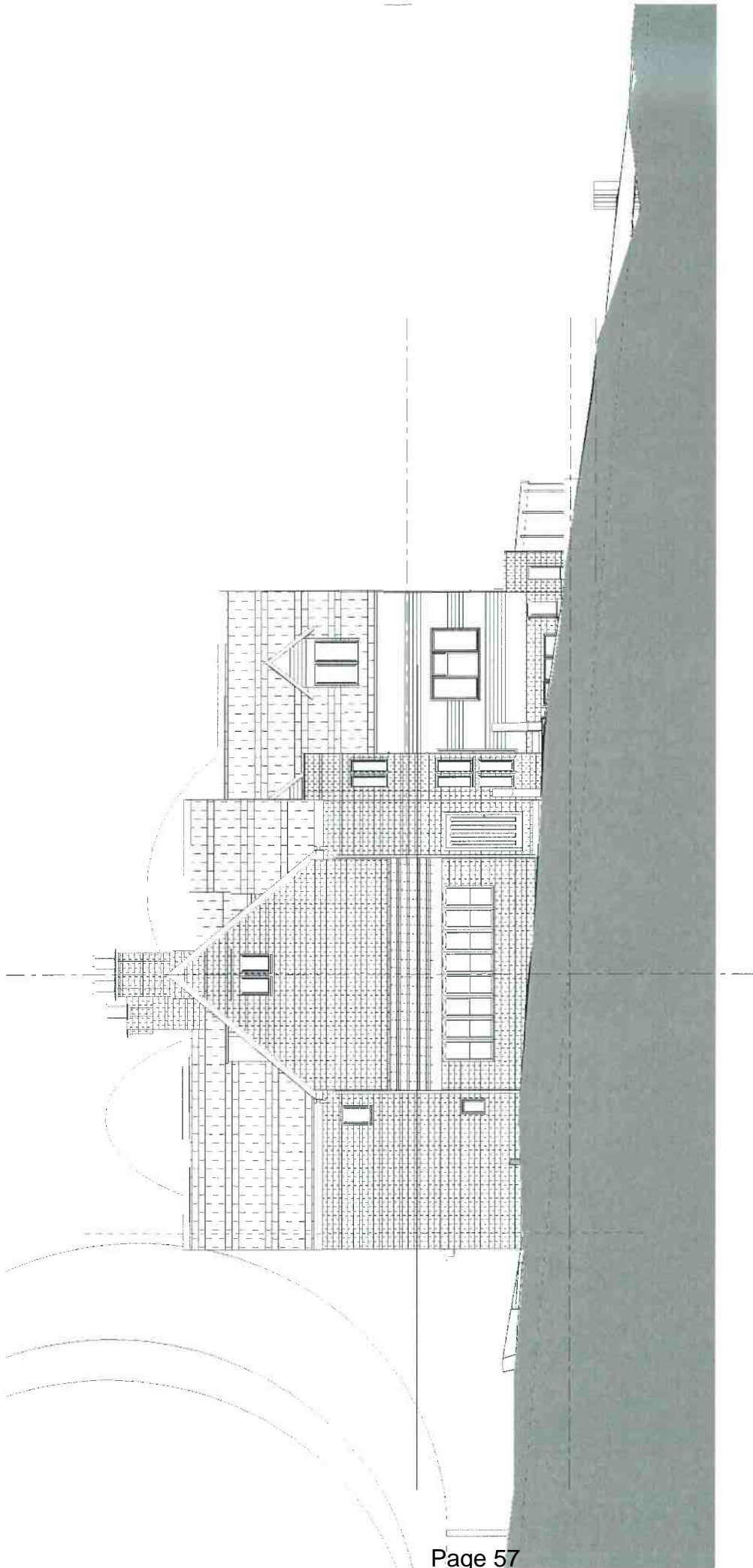
PROJECT		ALTERATIONS AND EXTENSIONS TO CHILTERN'S MANOR, BOJOURNE END	
DRAWN		FOR MR D ZAKI	
DATE		10th. EXISTING FHS1 FLOOR PLAN	
BY	CHKD	DATE	NO.
15/08/16	15/08/16	12	
BOB BERRY Registered Architect DELL COTTAGE, HORSEMOOR LANE WYCHAMORE HILL, WYCHAMORE, BUCKS HP11 0PL 01494 724592			



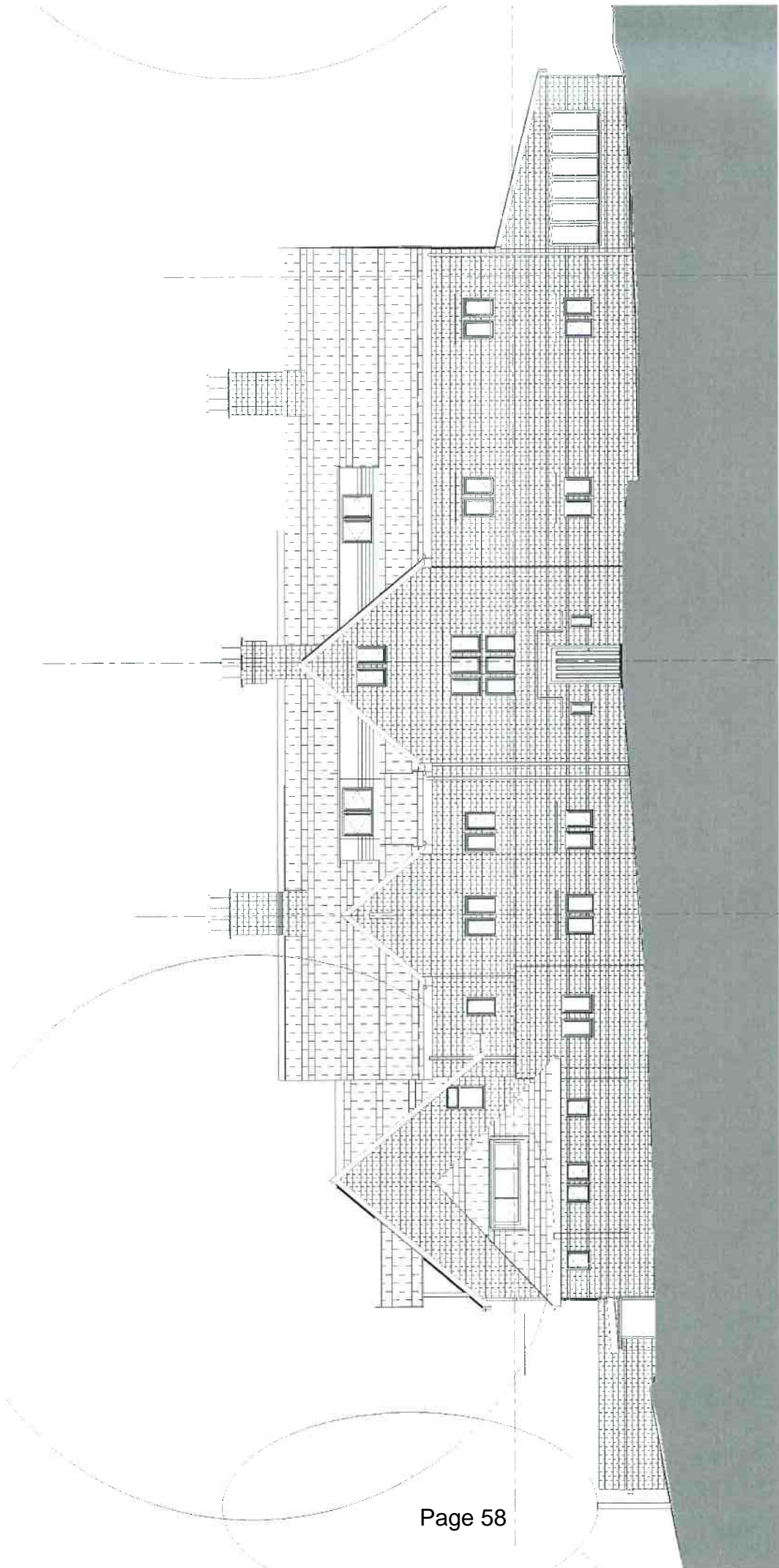
PROJECT	
ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END	
DRAWN BY FOR MR D ZART	
DATE AUGUST '16	
SCALE 1:500@A1	
NO	13
DRAWN BY CMZ	
ARCHITECT ROB BERRY Residential Architect DELL COTTAGE HORSEMOOR LANE WHICHMORE HILL, AHERSHAM, BUCKS HP7 0PL Tel 01494 724692	



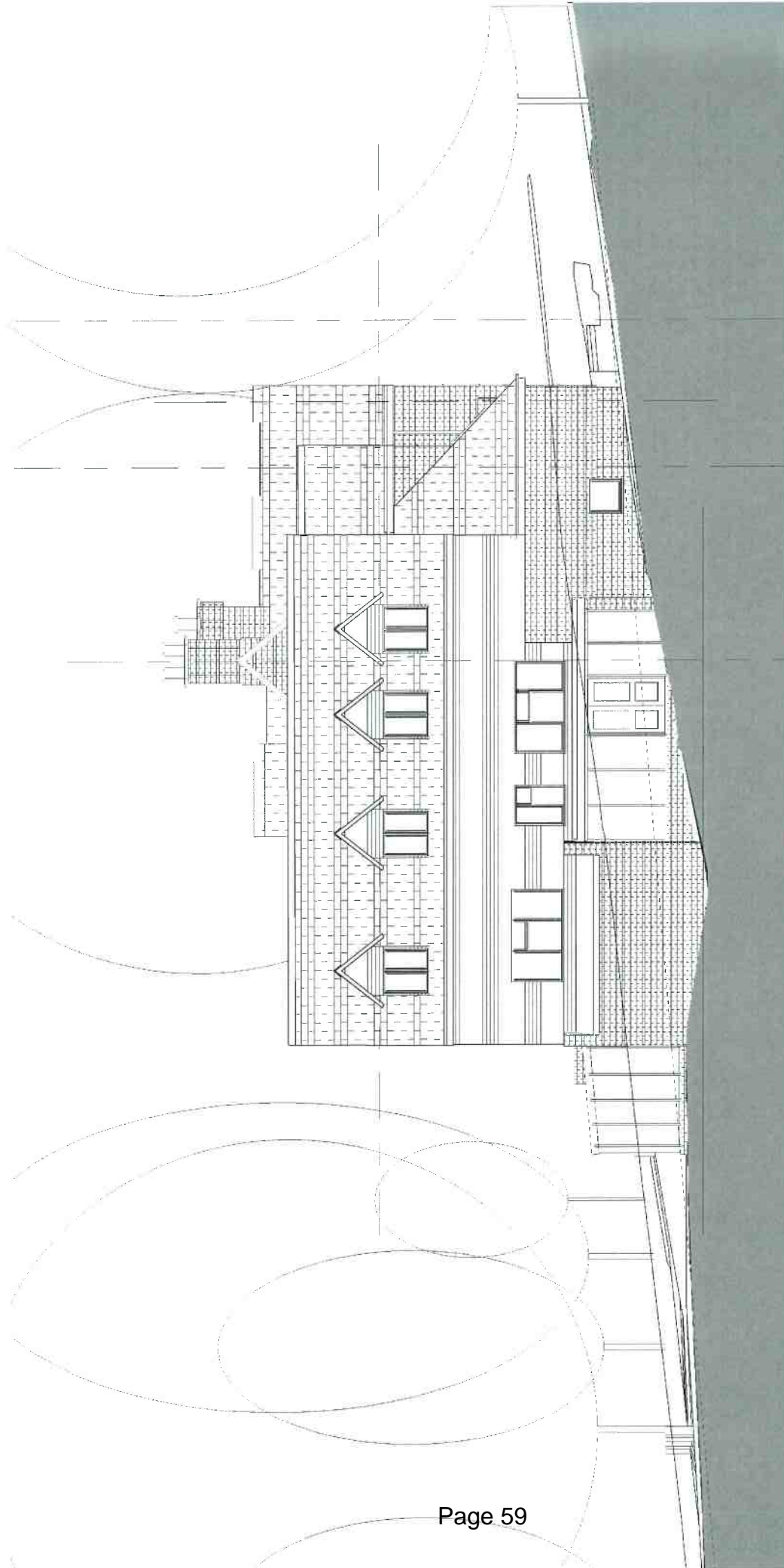
PROJECT	
ALTERATIONS AND EXTENSIONS TO CHILDRENS MANOR, BOURNE END	
CLIENT	
FOR MR D ZAKI	
TYPE EXISTING SOUTH ELEVATION	
REF.	CM2
DATE	AUGUST '16
EMAIL	150@JA1
SCALE	1:4
DRAWN BY	
BOB BERRY Registered Architect	
DELL COTTAGE, HORSEMOOR LANE	
WINCHMORE HILL, AMERSHAM, BUCKS	
HP1 0PL 0B 01864 724592	



<small>PROJ 001</small> ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END	
<small>CLIENT</small> FOR MR D ZAKI	
<small>TYPE</small> EXISTING WEST ELEVATION	
<small>DATE</small> 02/16	<small>NO</small> 15
<small>DESIGNER</small> BOB BERRY ARCHITECTS ARCHITECTS 100 BOTTLEWORKS LANE WINCHMORE HILL, AYLESHAM, BUCKS HP7 0PL Tel: 01494 724892	



PROJECT:  
 ALTERATIONS AND EXTENSIONS TO  
 CHILTERN MANOR, BOURNE END  
 CLIENT:  
 FOR MR D ZAKI  
 TITLE: EXISTING NORTH ELEVATION  
 DATE: 08/2 AUGUST '16  
 SCALE: 1:50@A1  
 SHEET NO: 16  
 BOB BERRY, Registered Architect  
 DELL COTTAGE, HORSEMOOR LANE  
 WINCHMORE HILL, AMERSHAM, BUCKS  
 HP7 0PL, Tel: 01494 724892



PROJECT:  
ALTERATIONS AND EXTENSIONS TO  
CHILTERN MANOR, GOURNE END  
CHILTERN, AMERSHAM, BUCKS

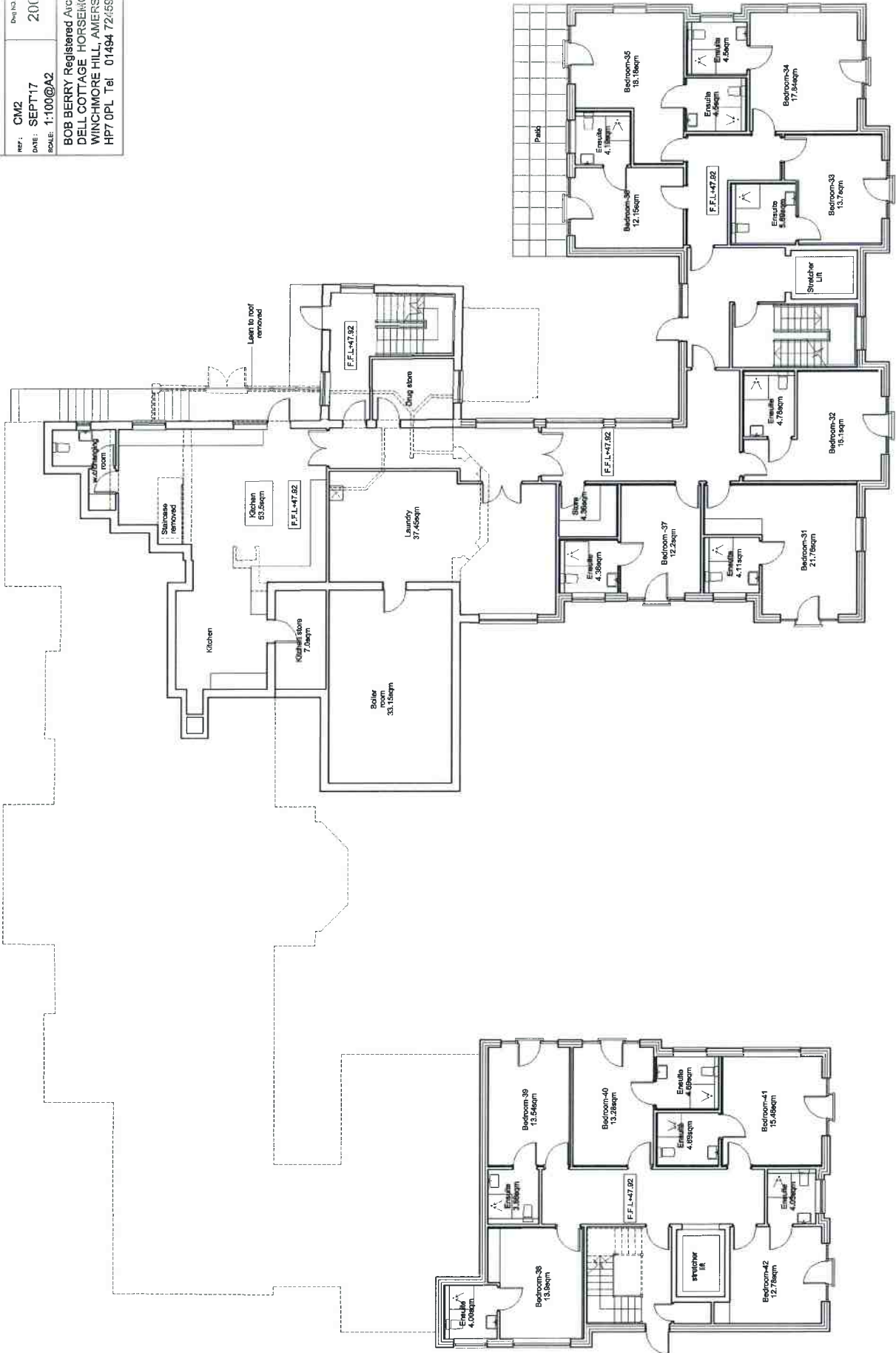
CLIENT:  
FOR MR D ZAKI

TITLE: EXISTING EAST ELEVATION

DATE: 17  
DRAWN BY: CM2  
CHECKED BY: AUGUST '16  
SCALE: 1:50@A1

BOB BERRY Registered Architect  
DELL COTTAGE, HORSEMOOR LANE  
WINCHMORE HILL, AMERSHAM, BUCKS  
HP7 0PL Tel: 01494 724592

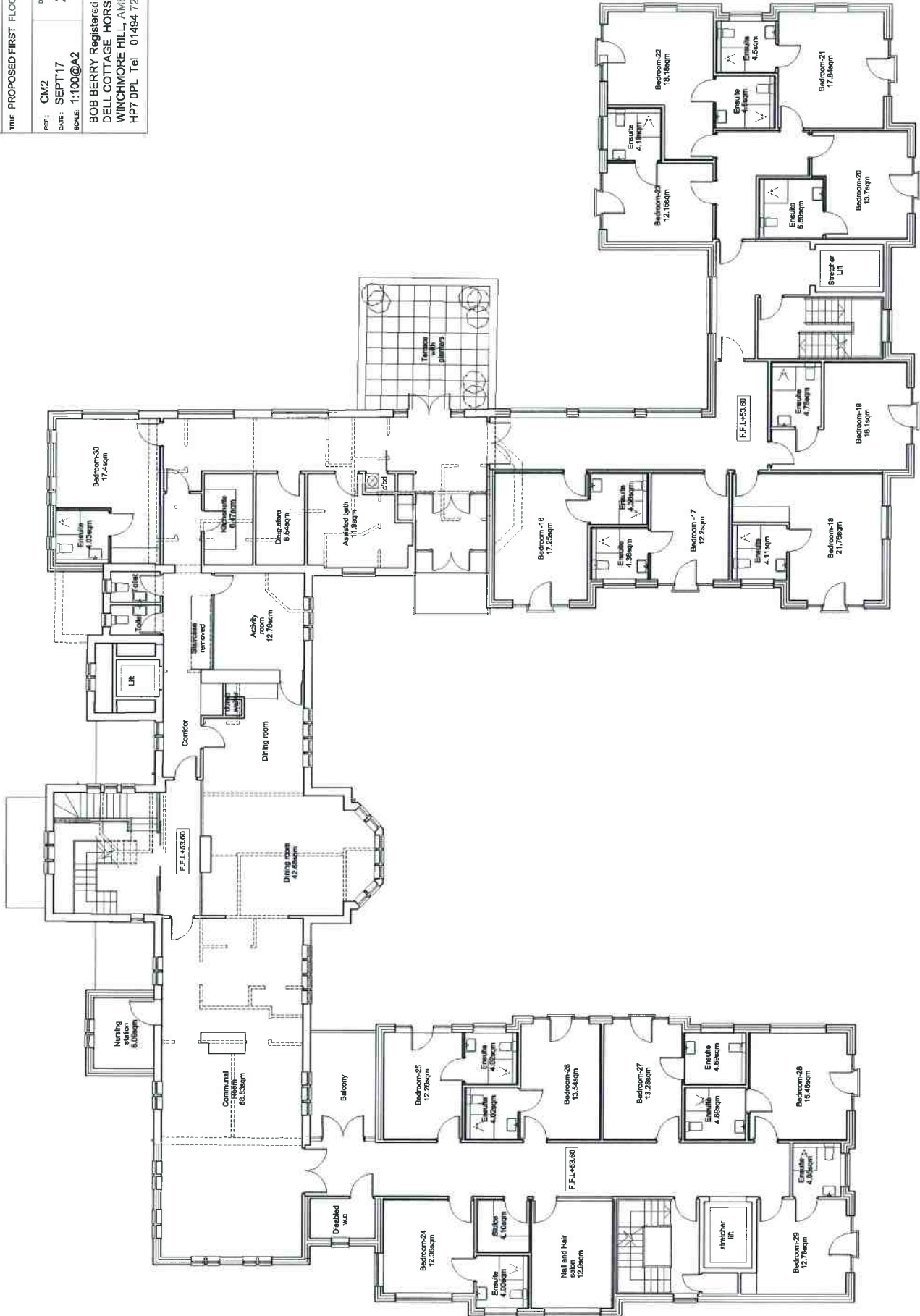
PROJECT ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END	
CLIENT FOR MR D ZAKI	
TITLE PROPOSED BASEMENT FLOOR PLAN	
Rev: CM2	Draw No: 200C
DATE: SEPT17	
SCALE: 1:100@A2	
BOB BERRY Registered Architect DELL COTTAGE, HORSENOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel: 01494 724592	



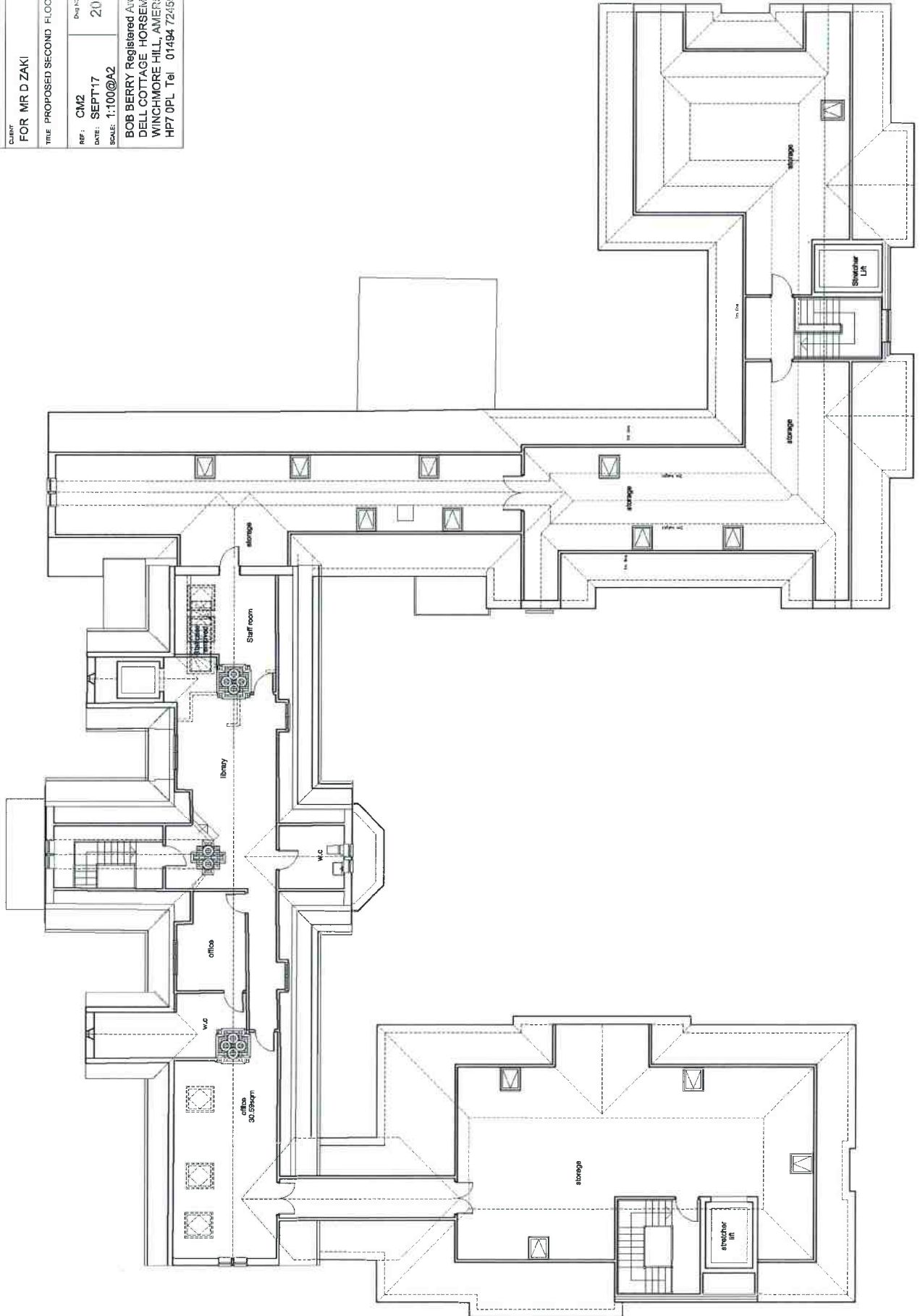




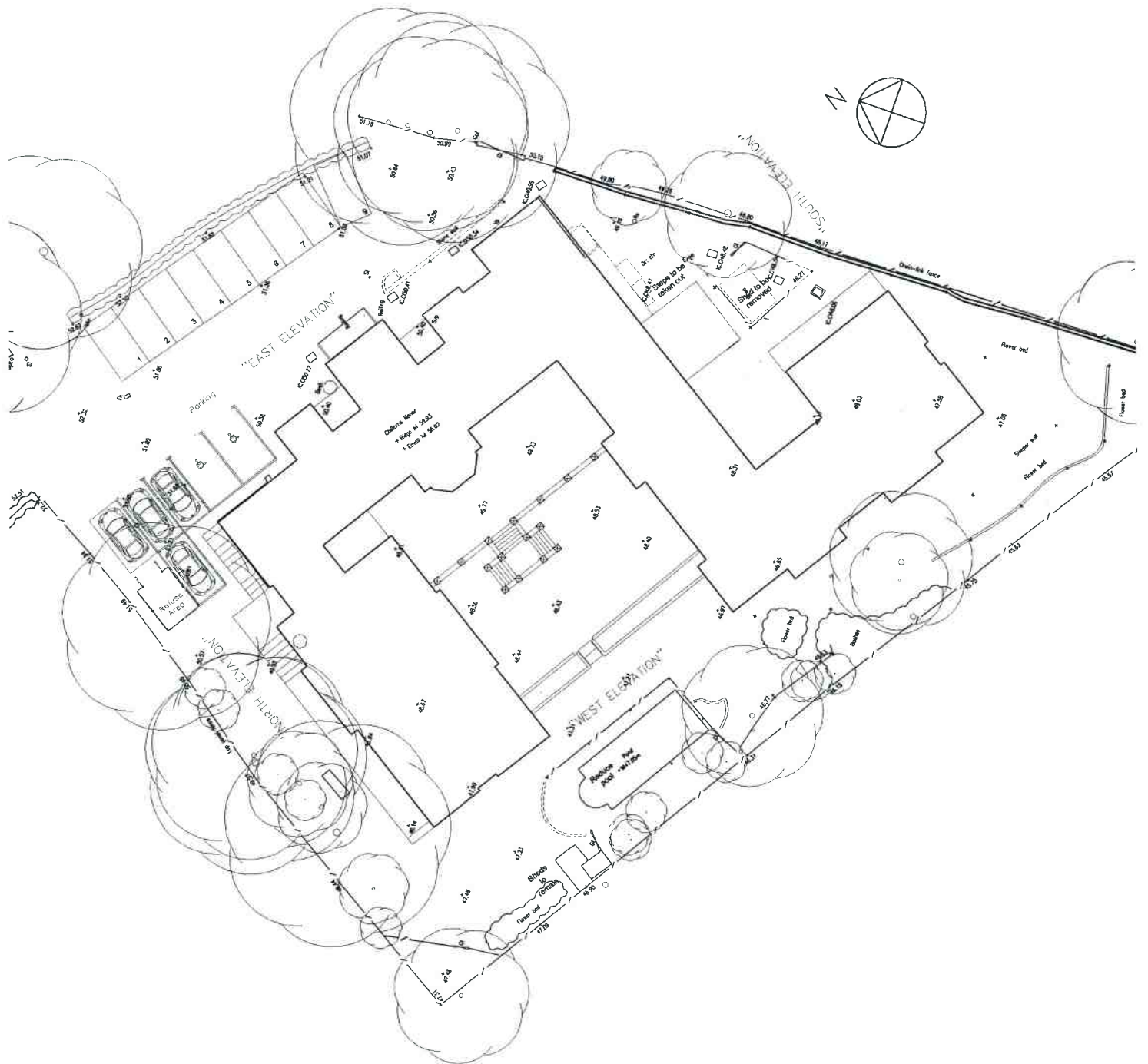
PROJECT ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END	
CLIENT FOR MR D ZAKI	
TITLE PROPOSED FIRST FLOOR PLAN	
REF: CM2	Draw No.
DATE: SEPT17	202D
SCALE: 1:100@A2	
BOB BERRY Registered Architect DELL COTTAGE, HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel 01494 724592	

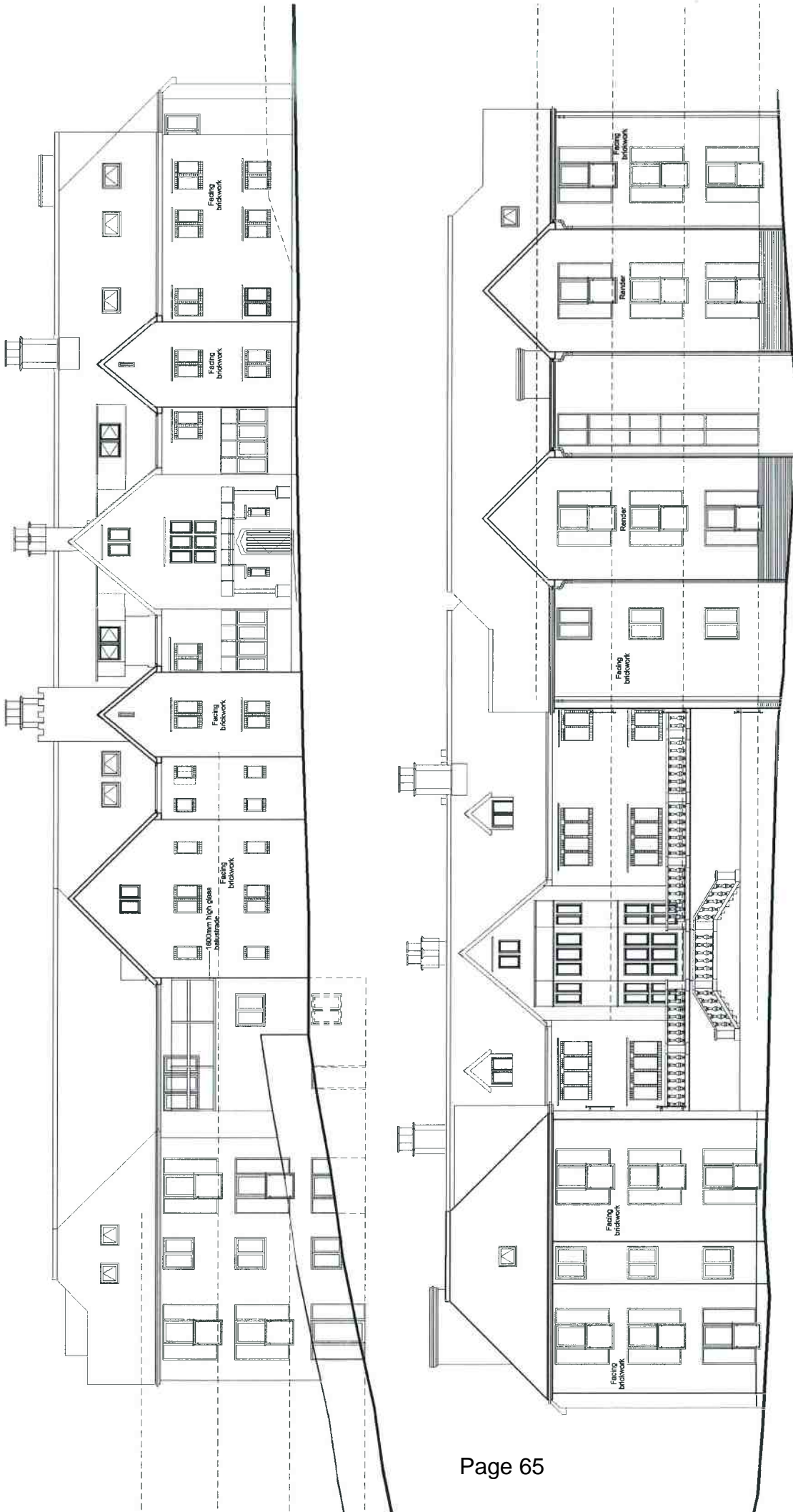


<b>PROJECT</b>	ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END		
<b>CLIENT</b>	FOR MR D ZAKI		
<b>TITLE</b>	PROPOSED SECOND FLOOR PLAN		
<b>REF:</b> CM2	<b>Draw No:</b>		
<b>DATE:</b> SEPT 17	<b>DATE:</b>	2010	
<b>SCALE:</b> 1:100@A2			
<b>BOB BERRY Registered Architect</b> DELL COTTAGE, HORSEHOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel 01494 724592			

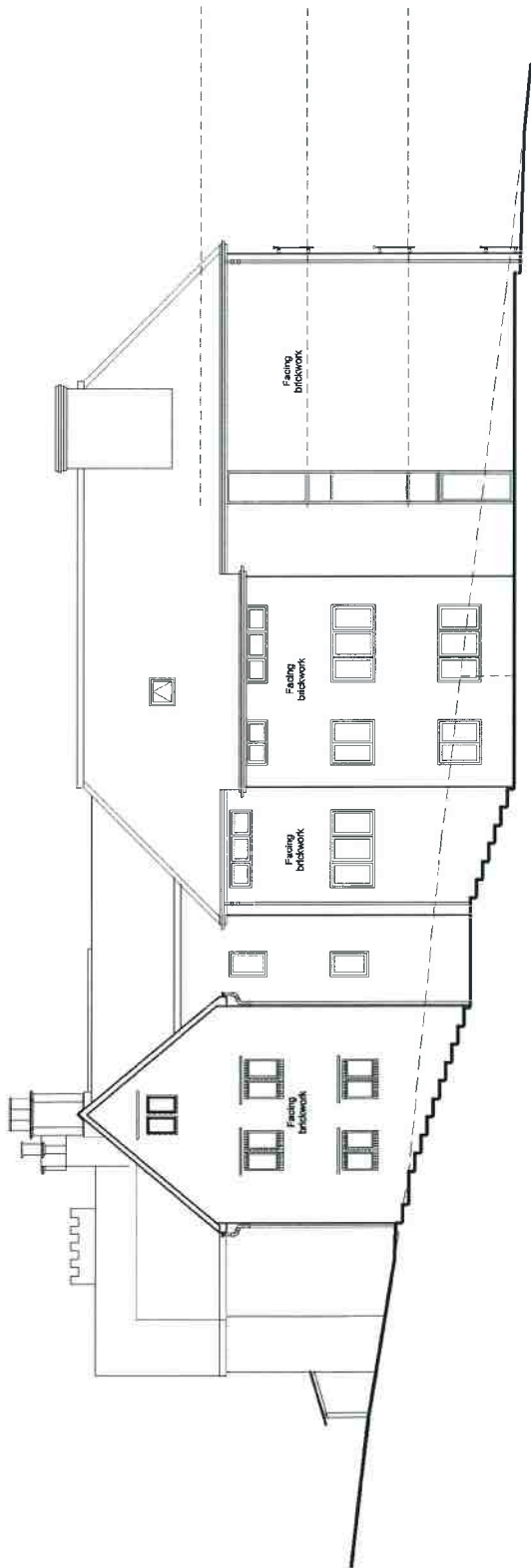


PROJECT:	ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END		
CLIENT:	FOR MR D ZAKI		
TITLE:	PROPOSED SITE PLAN		
REF.:	CM2	Draw No.:	204B
DATE:	SEPT17		
SCALE:	1:200@A2		
	BOB BERRY Registered Architect DELL COTTAGE, HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel: 01494 724692		

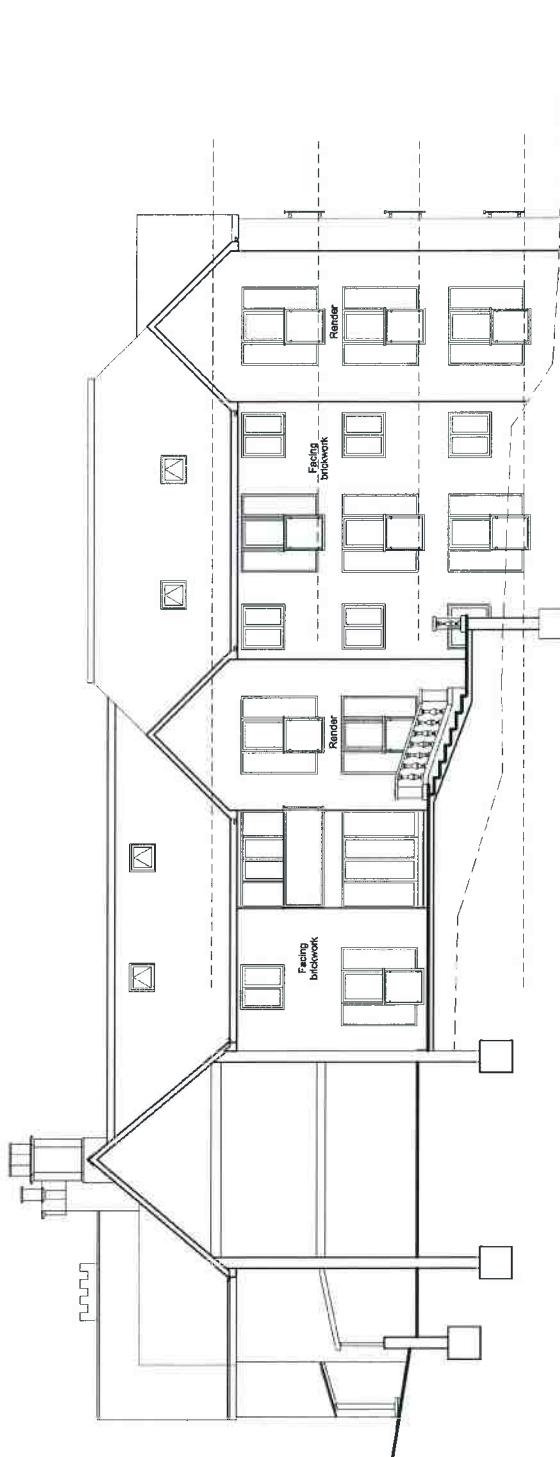




PROJECT		ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END	
CLIENT		FOR MR D ZAKI	
TITLE PROPOSED FRONT AND REAR ELEVATIONS			
REF: CM2	DATE: SEPT'17	DATE: SEPT'17	DATE: SEPT'17
SCALE: 1:100@A2	SCALE: 1:100@A2	SCALE: 1:100@A2	SCALE: 1:100@A2
BOB BERRY Registered Architect DELL COTTAGE HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel 01494 724592			

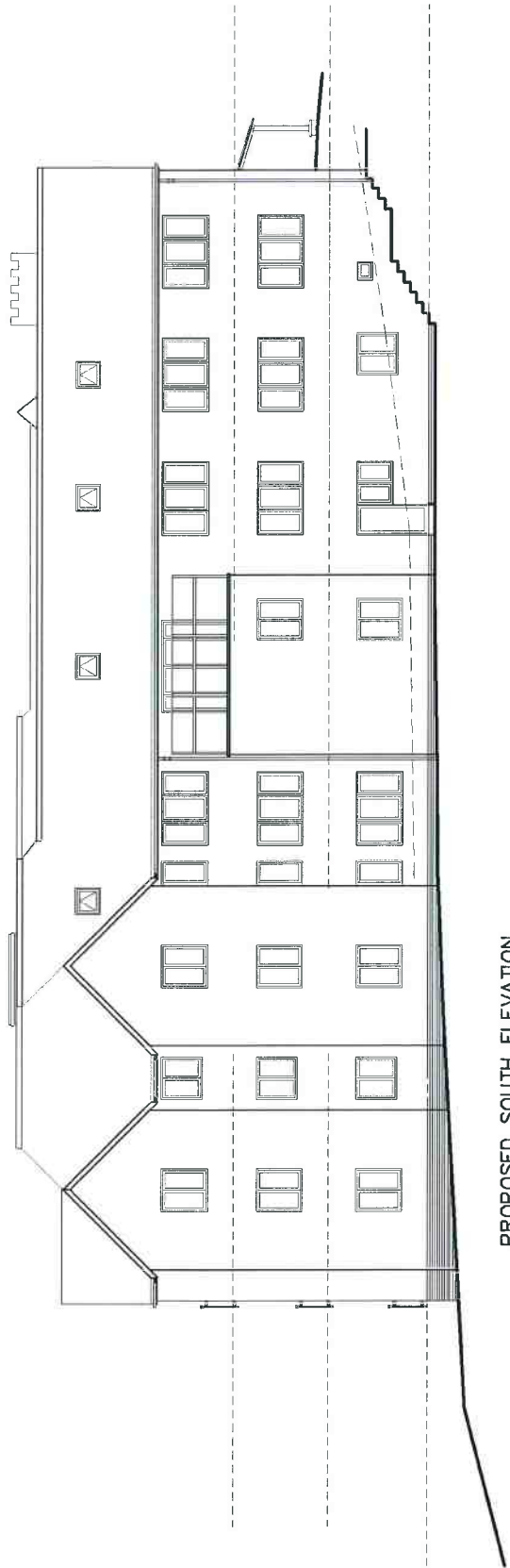


PROPOSED NORTH ELEVATION

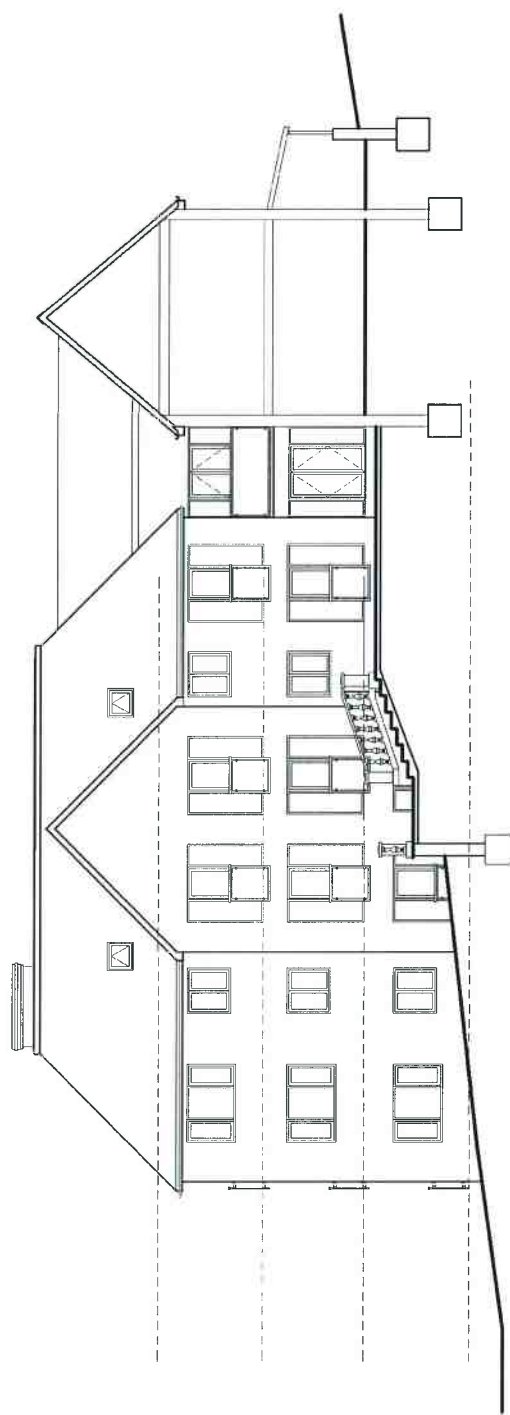


PROPOSED INTERNAL NORTH ELEVATION

PROJECT ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END	
CLIENT FOR MR D ZAKI	
TITLE PROPOSED SIDE ELEVATIONS	
REF: CM2	DWG NO.
DATE: SEPT 17	206C
SCALE: 1:100@A2	
BOB BERRY Registered Architect DELL COTTAGE HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel 01494 724592	



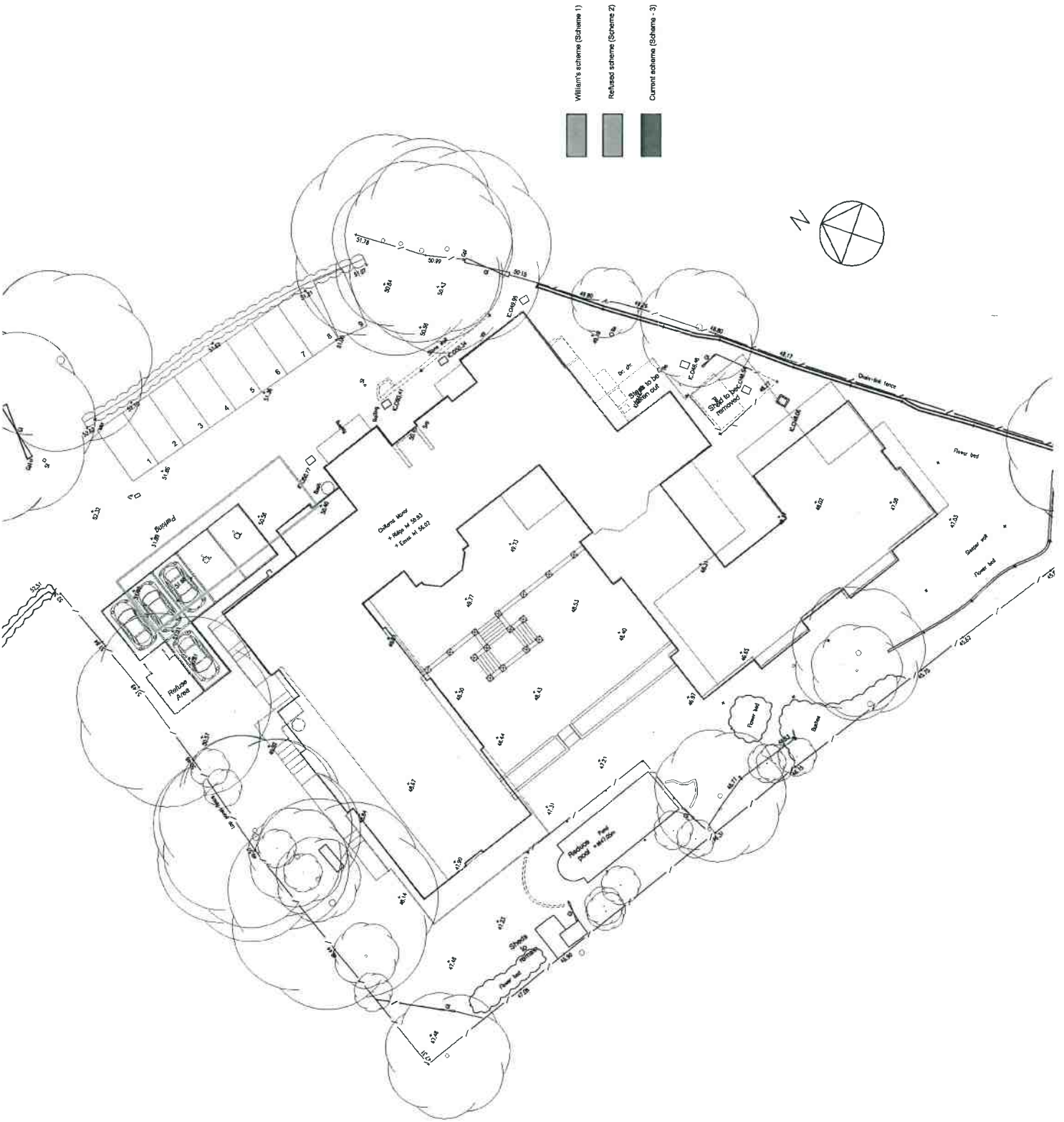
PROPOSED SOUTH ELEVATION



PROPOSED INTERNAL SOUTH ELEVATION

PROJECT	ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END		
CLIENT	FOR MR D ZAKI		
TITLE	PROPOSED INTERNAL COURTYARD ELEVATIONS		
REF:	CM2	Draw No.	207A
DATE:	SEPT17	Architect	
SCALE:	1:100@A2	BOB BERRY Registered Architect DELL COTTAGE HORSEWOOD LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel 01494 723592	

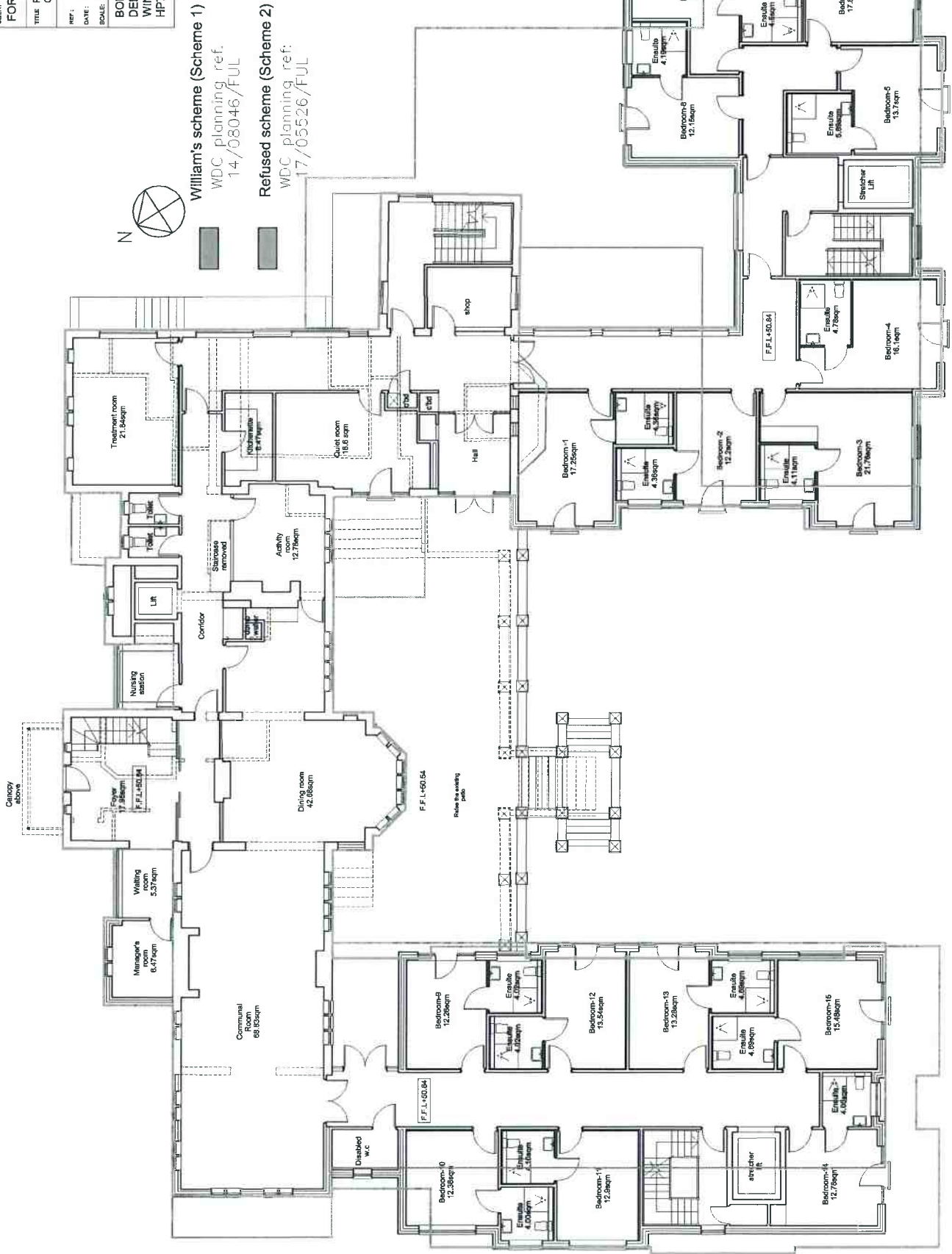
PROJECT ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END	
CLIENT FOR MR D ZAKI	
TITLE PROPOSED SITE PLAN OVERLAPPING PREVIOUS SCHEME	
REF: CM2	Dwg No. 203
DATE: SEPT 17	
SCALE: 1:200@A2	
BOB BERRY Registered Architect DELL COTTAGE HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel: 01494 724592	



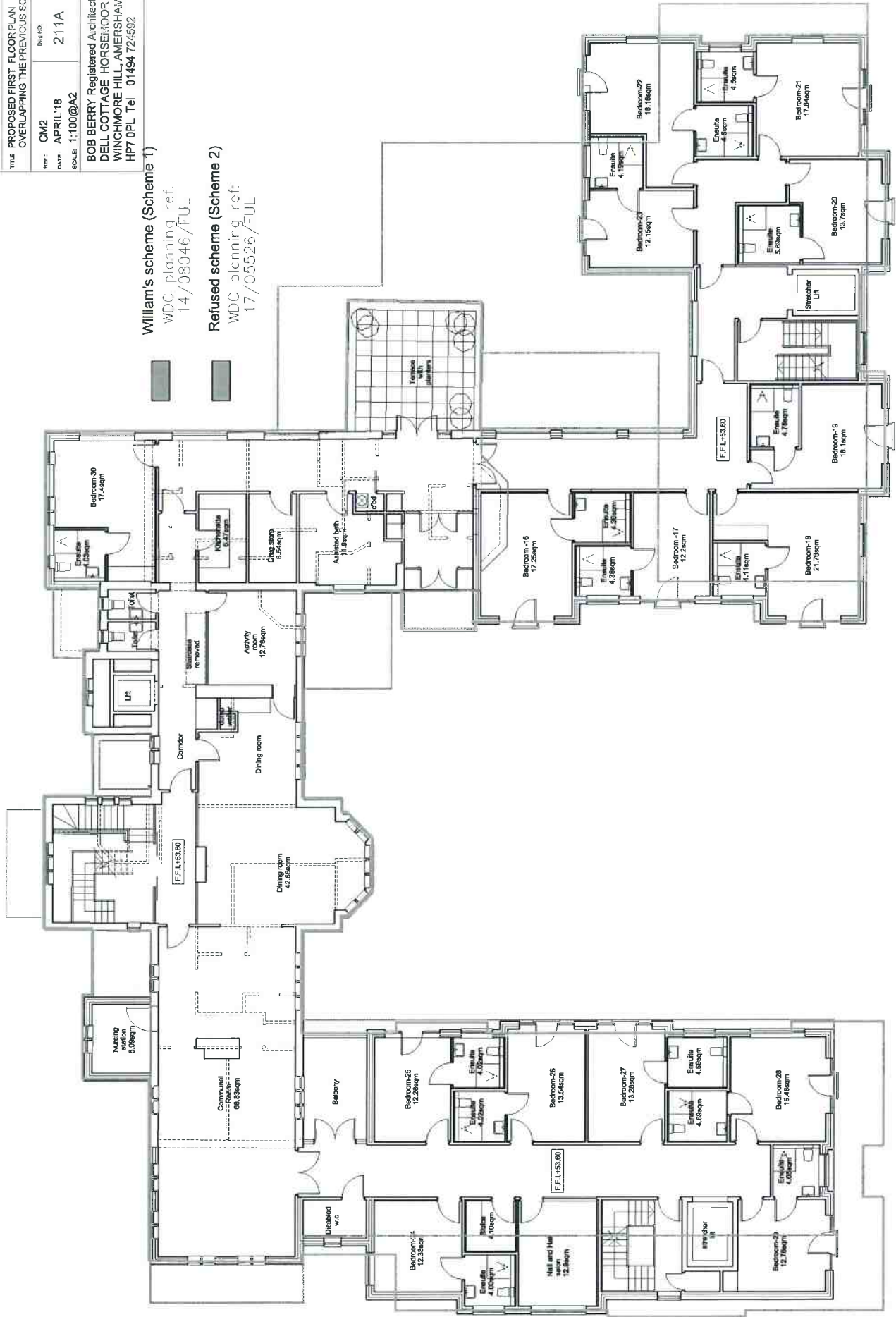




PROJECT	ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END		
CLIENT	FOR MR D ZAKI		
TITLE	PROPOSED GROUND FLOOR PLAN OVERLAPPING THE PREVIOUS SCHEMES		
REF:	CM2	Draw No:	210A
DATE:	APRIL '18	SCALE:	1:100@A2
BOB BERRY Registered Architect DELL COTTAGE HORSEWOOD LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel 01494 724592			



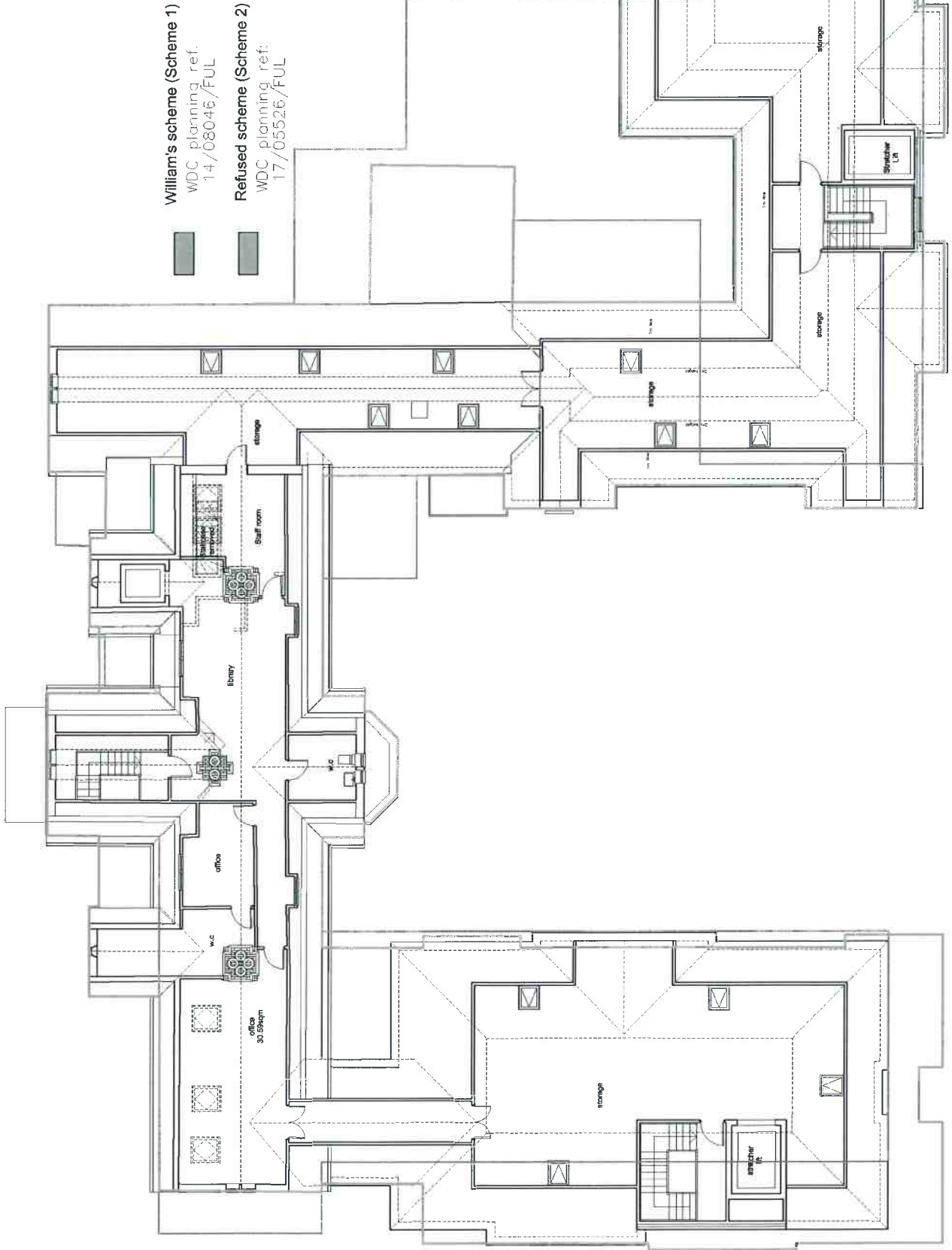
<b>PROJECT</b>	ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END		
<b>CLIENT</b>	FOR MR D ZAKI		
<b>TITLE</b>	PROPOSED FIRST FLOOR PLAN OVERLAPPING THE PREVIOUS SCHEMES		
<b>REF:</b>	CM2	<b>Draw No.</b>	211A
<b>DATE:</b>	APRIL '18		
<b>SCALE:</b>	1:100@A2		
<b>BOB BERRY Registered Architect</b> DELL COTTAGE HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel 01494 724592			

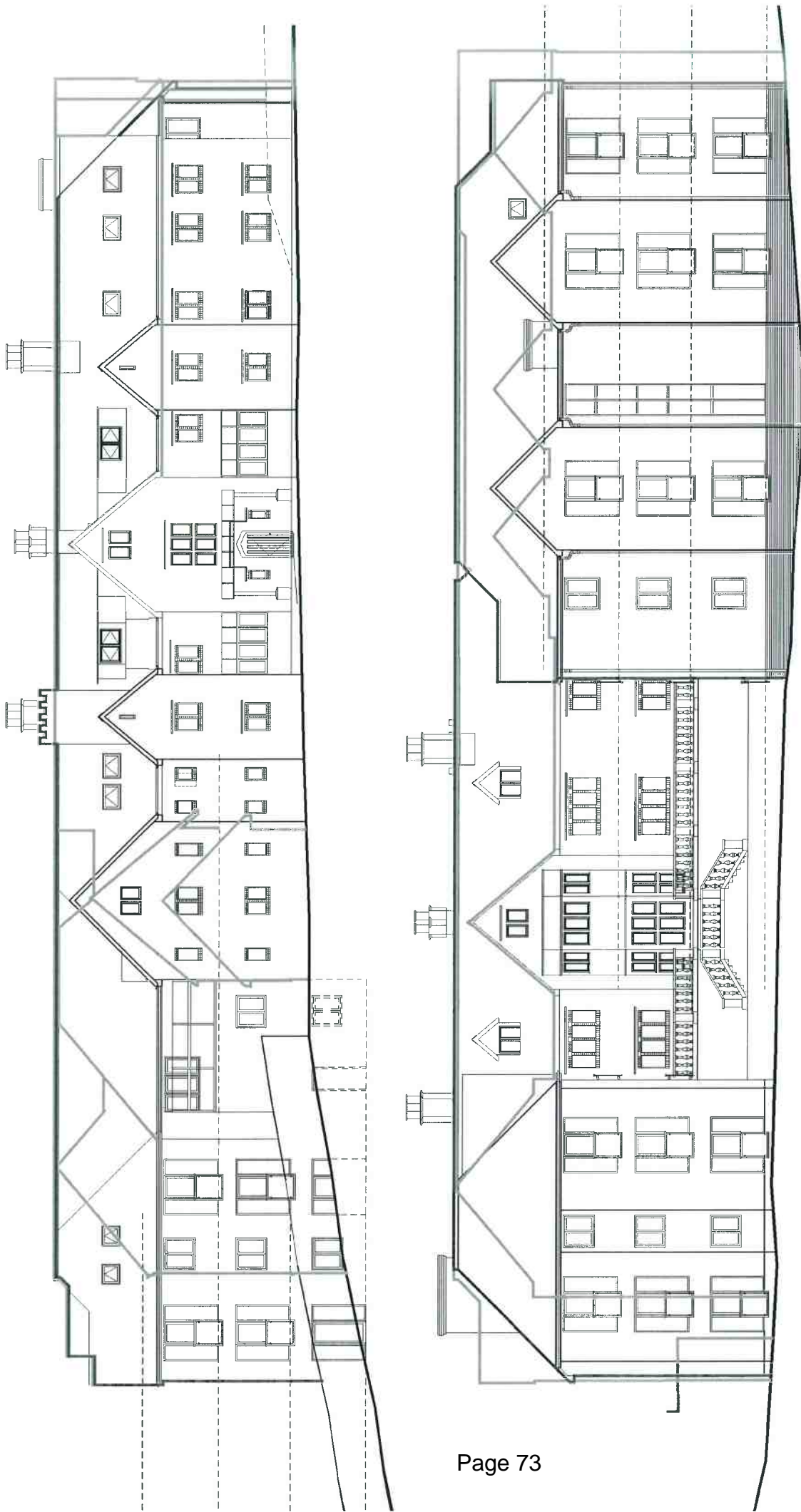


**William's scheme (Scheme 1)**  
 WDC planning ref:  
 14/08046/FUL


**Refused scheme (Scheme 2)**  
 WDC planning ref:  
 17/05526/FUL

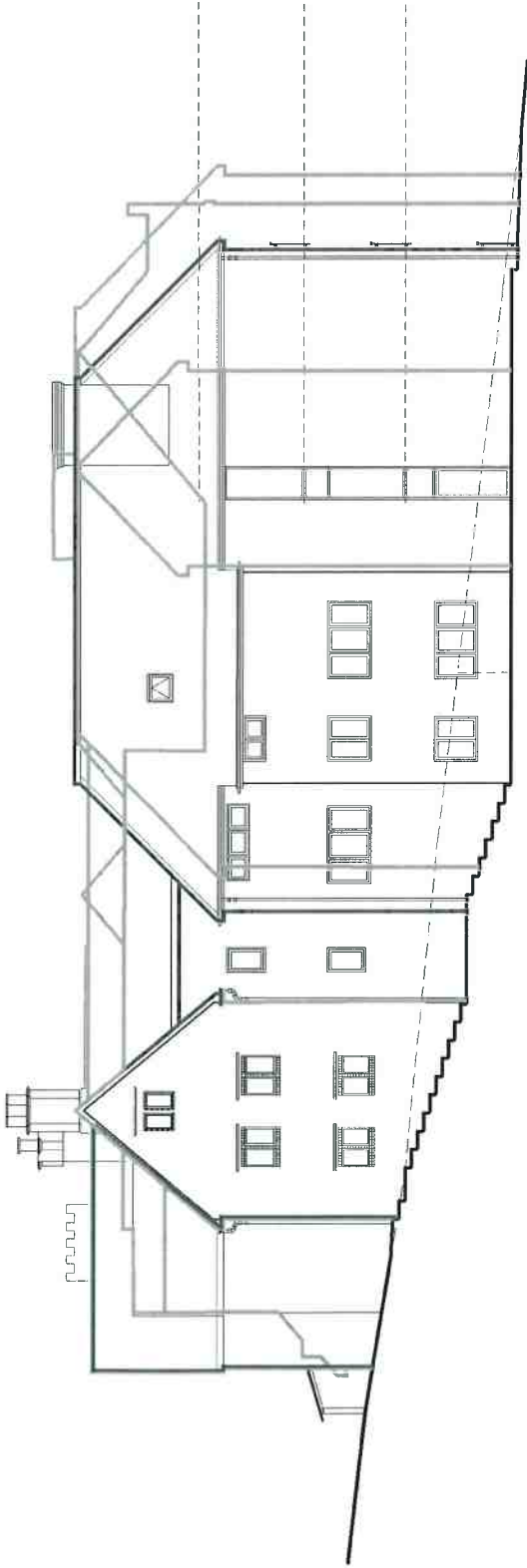
<b>PROJECT</b> ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END	
<b>CLIENT</b> FOR MR D ZAKI	
<b>TITLE</b> PROPOSED FIRST FLOOR PLAN OVERLAPPING THE PREVIOUS SCHEMES	
<b>REF:</b> CM2	<b>Draw No:</b> 212A
<b>DATE:</b> APRIL '18	
<b>SCALE:</b> 1:100@A2	
<b>BOB BERRY Registered Architect</b> DELL COTTAGE HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel: 01494 724592	





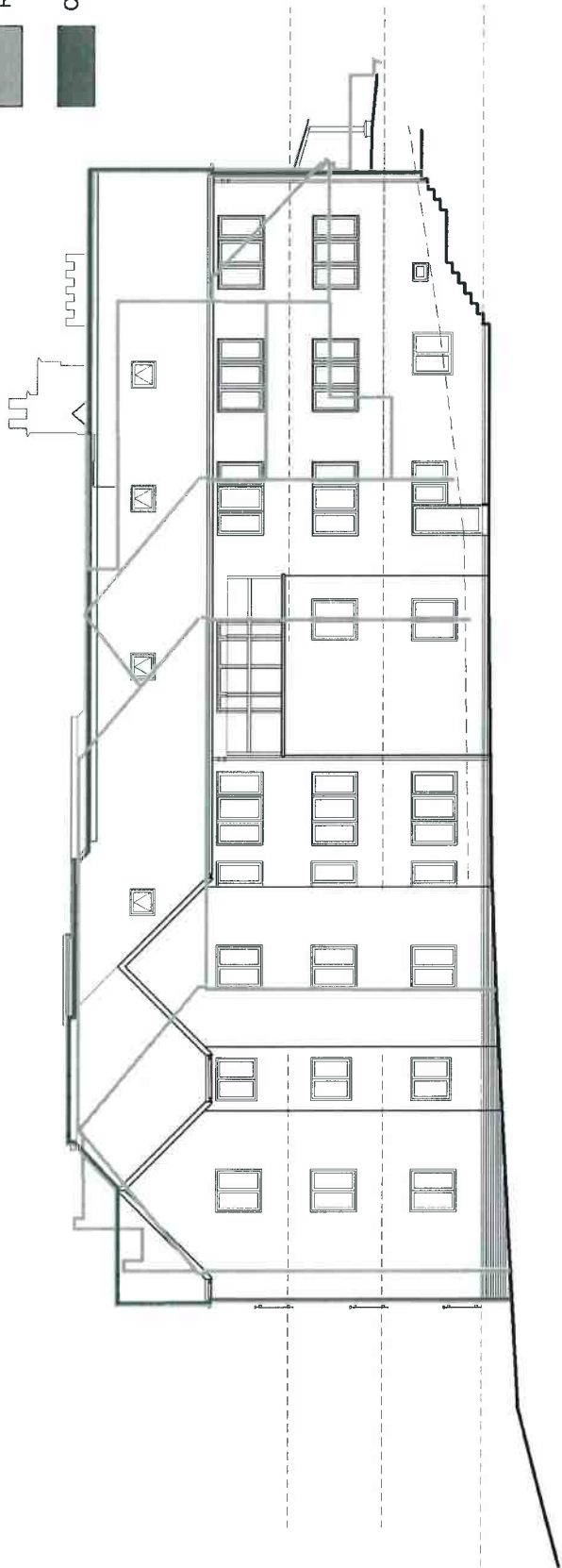
<b>PROJECT</b> ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END	
<b>CLIENT</b> FOR MR D ZAKI	
<b>TITLE</b> PROPOSED FRONT AND REAR ELEVATIONS OVERLAPPING PREVIOUS SCHEMES	
<b>REF #</b> CM2	<b>DATE</b> APRIL '18
<b>DATE</b> 213	<b>SCALE</b> 1:100@A2
<b>ARCHITECT</b> BOB BERRY Registered Architect DELL COTTAGE HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel 01494 724592	

-  William's scheme (Scheme 1)
-  Refused scheme (Scheme 2)
-  Current scheme (Scheme - 3)



PROPOSED NORTH ELEVATION

-  William's scheme (Scheme 1)
-  Refused scheme (Scheme 2)
-  Current scheme (Scheme - 3)



PROPOSED SOUTH ELEVATION

PROJECT		ALTERATIONS AND EXTENSIONS TO CHILTERN MANOR, BOURNE END	
CLIENT		FOR MR D ZAKI	
TITLE			
PROPOSED NORTH AND SOUTH ELEVATIONS OVERLAPPING PREVIOUS SCHEMES			
REF:	CM2	DATE:	APRIL '18
DRAWN BY:		214	
SCALE: 1:100@A2			
BOB BERRY Registered Architect DELL COTTAGE, HORSEMOOR LANE WINCHMORE HILL, AMERSHAM, BUCKS HP7 0PL Tel: 01494 724592			

# Agenda Item 7.

## 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 19 September 2018 in Committee Room 1.

1.2 No developers have yet confirmed if they will be in a position to make a presentation at this time. It is therefore proposed that the Planning Committee meeting will start at the earlier time of 6.30pm, 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 9.

### For Information: Delegated Action Authorised by Planning Enforcement Team

**Between 10/07/2018-06/08/2018**

Reference	Address	Breach Details	Authorised	Type of Notice
18/00169/CU	Connections House 649 London Road High Wycombe Buckinghamshire HP11 1EZ	Without planning permission a material change of use from B1 (offices) to D1 (Educational)	17-Jul-18	No Material Harm
18/00120/CU	61 Chalklands Bourne End Buckinghamshire SL8 5TH	Alleged material change of use of the land to a mixed use comprising residential and storage	26-Jul-18	Planning Contravention Notice
18/00135/CU	108 Seymour Park Road Marlow Buckinghamshire SL7 3EW	Without planning permission a material change of use of detached garage to form a self-contained dwelling	19-Jul-18	Enforcement Notice
16/00715/OP	2 Pennycroft Cottages Horsleys Green Buckinghamshire HP14 3UX	Without planning permission the erection of a detached summerhouse	20-Jul-18	No Material Harm
18/00258/OP	The Bell 21 - 23 Bell Street Princes Risborough Buckinghamshire HP27 0DE	Without planning permission, the erection of children's play equipment	20-Jul-18	No Material Harm
18/00269/OP	68 Haw Lane Bledlow Ridge Buckinghamshire HP14 4JH	Without planning permission the insertion of window at first floor level in the southern flank elevation of the dwelling	20-Jul-18	No Material Harm
18/00101/CU	2 Diamond Cottages Moor Common Lane End Buckinghamshire HP14 3HU	Alleged residential use of outbuilding	25-Jul-18	Planning Contravention Notice
18/00150/OP	50 Melbourne Road High Wycombe Buckinghamshire HP13 7HD	Without planning permission the erection of single storey rear extension in breach of condition 3 of permission 17/07046/FUL	31-Jul-18	No Material Harm

Reference	Address	Breach Details	Authorised	Type of Notice
18/00244/MS	Wycombe Islamic Centre St Marks Close High Wycombe Buckinghamshire HP13 6GN	Alleged breach of opening hours imposed on 03/07951/FUL	02-Aug-18	Planning Contravention Notice
18/00273/OP	29 Telford Way High Wycombe Buckinghamshire HP13 5EB	Unauthorised development including excavation works and engineering operations to significantly alter ground levels	17-Jul-18	Temporary Stop Notice
17/00389/OP	The Cross Keys 46 Spittal Street Marlow Buckinghamshire SL7 1DB	Without planning permission the erection of structure to rear	26-Jul-18	No Material Harm
18/00153/OP	Flint Cottage Bryants Bottom Road Bryants Bottom Buckinghamshire HP16 0JU	Without planning permission the erection of detached outbuilding	26-Jul-18	No Material Harm
18/00268/OP	Lane Cottage Church Lane Lacey Green Buckinghamshire HP27 0QX	Without planning permission the insertion of windows not in accordance with approved plans ref: 17/06234/FUL	24-Jul-18	No Material Harm
18/00275/CU	52, 54 & 56 Mill End Road High Wycombe Buckinghamshire HP12 4JN	Alleged dropped kerb and change of use to car sales	02-Aug-18	Planning Contravention Notice
18/00191/CU	26 Sharrow Vale High Wycombe Buckinghamshire HP12 3HB	Alleged material change of use to a mixed use comprising residential and vehicle storage and repair, and sales	25-Jul-18	Planning Contravention Notice
18/00224/OP	West Cottage Northern Heights Bourne End Buckinghamshire SL8 5LE	Without planning permission the erection of 2.10m larch lap fence	13-Jul-18	No Material Harm



Reference	Address	Breach Details	Authorised	Type of Notice
17/00570/PR	3 Garnet Court Marlow Buckinghamshire SL7 2AN	Lopping of Oak Tree (T1) in breach of the Tree Preservation Order 1/1963 contrary to Regulation 13 Town and Country Planning (Tree Preservation)(England) Regulations 2012/605 and Section 210(4) Town and Country Planning Act 1990 as amended.	01-Aug-18	Commence Prosecution Investigation