



Planning Committee

Date: 19 September 2018
Time: 6.30 pm
Venue: Council Chamber
District Council Offices, Queen Victoria Road, High Wycombe Bucks

Membership

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

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

Standing Deputies

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

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

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

Agenda

Item		Page
1.	Apologies for Absence To receive apologies for absence.	
2.	Minutes of the Previous Meeting To confirm the Minutes of the meeting of the Planning Committee held on 22 August 2018 (attached).	1 - 4
3.	Declarations of Interest To receive any disclosure of disclosable pecuniary interests by Members relating to items on the agenda. If any Member is uncertain as to whether an interest should be disclosed, he or she is asked if possible to contact the District Solicitor prior to the meeting.	

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

Planning Applications

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| 4. | Planning Applications | |
| 5. | 18/05695/FUL - 316 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AB | 5 - 18 |
| 6. | 18/06437/FUL - 1 Wordsworth Road, High Wycombe, Buckinghamshire, HP11 2UT | 19 - 26 |
| 7. | 18/06486/FUL - 9 Spinfield Park, Marlow, Buckinghamshire, SL7 2DD | 27 - 48 |

Other items

- | | | |
|-----|--|---------|
| 8. | Pre-Planning Committee Training / Information Session | 49 |
| 9. | Appointment of Members for Site Visits
To appoint Members to undertake site visits on Tuesday 16 October 2018 should the need arise. | |
| 10. | Delegated Action Authorised by Planning Enforcement Team | 50 - 51 |
| 11. | File on Actions Taken under Delegated Authority
Submission of the file of actions taken under delegated powers since the previous meeting. | |
| 12. | Supplementary Items (if any)
If circulated in accordance with the five clear days' notice provision. | |
| 13. | Urgent items (if any)
Any urgent items of business as agreed by the Chairman. | |

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

Planning Committee Mission Statement

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

Through its decisions it will:

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

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

Mandatory Planning Training for Planning and Regulatory & Appeals Committee Members

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

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

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

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

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

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

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

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

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

Note this summary is compiled consulting the following documents:

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

Planning Committee Minutes

Date: 22 August 2018

Time: 7.01 - 9.16 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, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale, A Turner and C Whitehead.

Standing Deputies present: Councillors G C Hall.

Apologies for absence were received from Councillors: M Asif and N B Marshall.

LOCAL MEMBERS IN ATTENDANCE

Councillor Mrs J Langley

APPLICATION

18/05597/OUT

OBSERVING

Councillor Mrs S Adoh
Councillor D Barnes

35 MINUTES OF THE PREVIOUS MEETING

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

36 DECLARATIONS OF INTEREST

Councillor Mrs J Adey: Planning Application 18/08897/OUT – declared that she had previously been a member of the Slate Meadow Liaison Group but that she had no knowledge of the letter, of which the Liaison Group was one of the signatories, prior to it being received by all members of the Planning Committee including herself.

37 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.

38 18/05597/OUT - SLATE MEADOW, STRATFORD DRIVE, WOOBURN GREEN, BUCKINGHAMSHIRE

Members noted in the Update sheet that the recommendation had been amended. In addition officers highlighted that an additional planning condition related to archaeology was required but had been omitted, and that at paragraph 5.60 there was a typing error. The estimated CIL liability was £1.5m and not the £4.5m reported.

Following a full debate an additional recommendation was proposed which would allow the details of reserved matters to be brought before Planning Committee for scrutiny if required. Members voted on this motion which was accepted.

Members then voted on the motion as set out in the update, subject to this amendment. This motion was carried.

RESOLVED: That the Planning Committee are minded to grant outline planning permission, subject to:

- a) Further discussion by their officers with the Environment Agency (EA) to clarify the current ambiguity over whether they are formally objecting or not. Once this is clarified the application can then either proceed to determination, or if the EA is actually objecting the Secretary of State would be formally consulted.
- b) 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.
- c) In consultation with the Planning Committee Chairman, that the Head of Planning and Sustainability be requested to decline to exercise her delegated authority to determine any subsequent reserved matters applications, should any Member request that the approval of such reserved details would benefit from the scrutiny of Planning Committee.

The Committee was addressed by Councillors Mrs J Adey, Mrs J Langley and T Lee, the local Ward Members. Councillor Mrs J Langley read out a statement from Councillor M Appleyard, the local Ward Member who had submitted apologies for not being in attendance.

The Committee was addressed by Mr Jim Penfold of the Bourne End Residents Association, neighbours Mr Simon Carter and Mrs Alison Garmonsway, also Parish Councillor Mrs Sue Wagner of the Wooburn & Bourne End Parish Council, all in objection and Mr Julian Black, the agent on behalf of the applicant.

39 18/06642/FUL - CHILTERN MANOR, NORTHERN HEIGHTS, BOURNE END, BUCKINGHAMSHIRE, SL8 5LE

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

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, would result in an unacceptable impact on the pleasant semi-rural character of the area and residential amenity. The proposed extensions would be sited approximately 2.2m closer to the northern boundary and

now included projecting gables on the rear elevation protruding 1m closer to the western boundary. This coupled with the change in ground levels would have a dominant and overbearing impact on the adjacent occupiers.

The development, subject of this planning application, had not addressed the reason of refusal of 17/05526/FUL. 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.

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

The Committee was addressed by Councillor T Lee, the local Ward Member.

The Committee was addressed by Mrs Katherine Nash in objection and Mr Bob Berry, the agent on behalf of the applicant.

40 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that no developers had confirmed they were in a position to make a presentation to the Committee at this time. Therefore, it was proposed that the start time of the next Planning Committee, due to be held on Wednesday 19 September 2018, be brought forward to 6.30pm, unless in the meantime, a developer made a request to give a presentation. If this was the case, Members would be notified.

41 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 18 September 2018 in respect of the agenda for the meeting on Wednesday 19 September 2018, the following Members be invited to attend with the relevant local Members:

Councillors: Ms A Baughan, S Graham, C B Harriss, T Lee, N B Marshall, H L McCarthy, Mrs C Oliver, A Turner, P R Turner and C Whitehead.

42 DELEGATED ACTION AUTHORISED BY PLANNING ENFORCEMENT TEAM

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

43 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 S Bolter	Corporate Director (Growth & Regeneration)
Mrs J Caprio	Principal Planning Lawyer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mr P Miller	Technical Officer
Mr A Nicholson	Development Manager
Miss O Palmer	Legal Apprentice
Ms A Pantel	Planning policy Assistant
Ms S Penney	Principal Development Management Officer
Mr C Power	Development Management Team Leader
Ms P Tollitt	Head of Planning & Sustainability

Agenda Item 5.

App No : 18/05695/FUL App Type: Full Application

Application for : Demolition of existing building and erection of replacement building for vehicle maintenance, together with closure of existing access from West Wycombe Road, boundary fencing, bin storage and use of land in connection motor vehicle rental business

At 316 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AB

Date Received : 14/03/18 Applicant : Rentavan 365 Ltd

09/05/18

Target date for
Decision

1. Summary

- 1.1. This application seeks full planning permission to demolish an existing building and to erect a replacement building for vehicular maintenance, together with the closure of an existing access from West Wycombe Road, boundary fencing, bin storage and use of the land in connection with an existing motor rental business.
- 1.2. It is considered that this proposal is an appropriate development for this location and will have no adverse effect upon the character of the surrounding area, the amenities of adjacent residential; properties or highway safety. This proposal accords with the policies of the Development Plan and therefore is recommended for approval.

2. The Application

- 2.1. The application site is a parcel of land, approximately 20 metres in width by 12 metres in depth, and is situated on the north eastern side of West Wycombe Road, High Wycombe, opposite the junction with Chapel Lane. A single storey, concrete garage structure is currently sited in the north western corner of the site. The application site is bounded to the north and west by the railway line and an existing motor rental business. To the east of the site, No. 314 West Wycombe Road is a residential property, converted into 4 flats and is in the ownership of the applicant for this current application. On the opposite side of West Wycombe Road, to the south west and south east, are residential properties.
- 2.2. It is proposed to demolish the existing concrete garage structure and to erect a new, larger building in its place. The submitted plans show that the proposed building will measure approximately 11 metres by 9.2 metres in size and will be constructed in a metal finish (colour unspecified at present) with a shallow double pitched roof. The new building will be erected with its flank elevation facing onto West Wycombe Road and the main entrance facing towards the boundary with the adjacent motor rental business. Vehicular access to the building will be via the adjacent commercial site and the proposed building will be incorporated into the existing commercial motor rental activities. The details submitted with this application also show that the existing vehicular access opposite Chapel Lane junction will be stopped up and that a new green mesh fence line will be extended across the opening, to match the existing fence.
- 2.3. The application is accompanied by:
 - Plans and elevations
 - Applicants supporting statement
 - Cil application form
- 2.4. From 31 March 2018 the emerging policies of the New Wycombe Local Plan Submission Version are material. The weight to be given to individual policies will be assessed in accordance with paragraph 48 of the NPPF.

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

Para 48. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

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

3. Working with the applicant/agent

In accordance with paragraphs 38 of the NPPF Wycombe District Council (WDC) take a positive and creative approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by;

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

In this instance the applicant was requested to confirm that sufficient off street car parking provision and private amenity space would be retained for the residents at No. 314 West Wycombe Road. The applicant/agent complied and the application was subsequently recommended for approval.

4. Relevant Planning History

4.1. 01/07520/FUL Conversion and extension to existing house to form 4 x 1-bed flats. Permitted 21.12.2001.

4.2. However, the land to the west of the application site has a long and varied planning history, including enforcement action, as follows:

00/07159/FUL Change of use of part of garden to car sales court at No. 314. Refused 22/02/2001.

09/06361/FUL Change of use to storage of motor vehicles. Permitted 09/19/2009.

09/06264/CLE Use of detached timber building for storage purposes. Refused 21/08/2009.

11/05521/FUL Erection of 2 m high fence to boundary with planting behind (retrospective) Permitted 13/10/2011.

11/06556/FUL Use of land for motor vehicle storage and erection of 2 m high fence with planting behind (part retrospective). Permitted 13/10/2011.

13/06367/FUL Change of use to allow rental of motor vehicles with associated booking office. Permitted 30/07/2013

15/05595/FUL Change of use of part of land to form parking area (part retrospective). Permitted 01/05/2015.

15/07214/FUL Change of use of residential garage to storage and maintenance building ancillary use to the rental site at No. 316. Permitted 28/10/2015

17/06959/VCDN Variation of condition 2 of pp 11/05521/FUL (Erection of 2 metre high fence to boundary with planting behind (retrospective) to allow hedge to retain height of not less than 1 metre from ground level. Refused 20/09/2017.

5. Issues and Policy considerations

Principle and Location

Adopted Local Plan (ALP): G3, G8;

Core Strategy Development Planning Document (CSDPD): CS19;

Adopted Delivery and Site allocations Plan July 2013: HW1

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

- 5.1. The application site is situated, in part, within an area of Desborough identified by the adopted Delivery and Site Allocations Plan as a Key Area of Change in the Core Strategy. Policy HW1 of the DSA recognises that the surrounding area is “diverse culturally and in terms of land use, mixing local shops, residential, industrial and other employment uses”.
- 5.2. Although, on the edge of the identified Key Area of Change, the application site is surrounded by both residential and commercial uses, with the railway line lying directly to the north. Given the mix of uses in the area, it is considered that the extension of the existing motor vehicle hire business is an appropriate form of development, in principle, in this location.

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

Adopted Local Plan (ALP): G3, G8;

Core Strategy Development Planning Document (CSDPD): CS19;

New Local Plan Submission Version: Policies DM35 (Placemaking and Design Quality)

- 5.3. A number of objections have been received regarding this proposal on the grounds that the application site lies within a residential area and that the amenities of neighbouring residential properties will be adversely affected. However, it has been established that the application site lies within a mixed area, and also lies adjacent to the existing motor rental business. Given the limited scale of the development now proposed, it is considered that this proposal will not be distinguishable from the activity of the adjacent site and will have no adverse effect upon the amenities of the neighbouring residents.
- 5.4. This application does involve a change of use of land that was previously part of the residential curtilage for No. 314 West Wycombe Road. However, the details approved under planning permission 01/07520/FUL for the change of use of the property into 4 flats, clearly show that an area to the west of the building itself is to be retained for future highway improvement works and would not form part of the private amenity space or parking area for the residents at No. 314. The applicant has demonstrated that sufficient space is available at No. 314 to provide satisfactory off street car parking and private amenity space for the flats and therefore it is considered that no undue loss of residential amenity will occur.
- 5.5. Concern has also been raised regarding the applicants previous disregard for the planning system and questions over why a large commercial activity has been allowed to extend within a residential area, through the granting of retrospective planning permissions. The fact that previous developments have taken place without seeking planning permission first is not relevant to the consideration of this application. The site has always had a commercial use and the area is considered to be mixed with commercial activity adjacent to the railway in a number of locations.
- 5.6. It has also been highlighted that previous permissions specifically prohibited the maintenance of vehicles on this site and it is not understood why this should change. A review of the planning records reveals that Condition 4 of planning permission 15/07214/FUL limited the use of a former residential garage for storage in connection with and ancillary to occupation the existing premises at No. 316. The reason for this condition was to prevent the establishment of a separate independent unit and to

protect the amenities of the adjacent residential properties. However, each planning application must be considered on its own merit, the current proposal turns its back on the residential site and provides a barrier to from the commercial use. It and would be built for purpose rather than a conversion. Furthermore, the Council's Environmental Health Officer has been consulted on this current application and has raised no objection.

- 5.7. With regard to the proposed effect the use of the new building for vehicular repairs may have upon residential amenity, it is accepted that such an activity could be undertaken during anti-social hours and therefore could disturb neighbouring residents. This is a valid concern and therefore it is considered necessary to impose a planning condition restricting the hours of use of the building.

Impact of the development on parking and highway safety

Adopted Local Plan (ALP): T2, Appendix 9;
Core Strategy Development Planning Document (CSDPD): CS20;
Buckinghamshire County Council Parking Guidance
New Local Plan Submission Version: Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation), DM35 (Placemaking and Design Quality)

- 5.8. The County Highways Authority has considered the details of this application and has raised no objections. In forming their considerations, it has been noted that the site falls within a road widening line and may be required at a later date for further highway improvement works. However this was not considered to be a reason to object to the current proposal. No concerns have been raised to support the views of the Parish Council and local residents that this development will be detrimental to highway safety.
- 5.9. The County Highways Authority do require that the existing access should be stopped up and request that a planning condition is imposed to this effect.

Impact of the development on the character and appearance of the surrounding area.

Adopted Local Plan (ALP): G3; G8;
Core Strategy Development Planning Document (CSDPD): CS19;
Developer Contribution Supplementary Planning Document (DCSPD)
New Local Plan Submission Version: DM35 (Placemaking and Design Quality).

- 5.10. The proposed building and ancillary bin store have a commercial appearance, which is considered appropriate in this location. At present, the application site has a somewhat rundown appearance and it is therefore considered that the new structures should improve its immediate appearance. The closure of the existing vehicular access and the extension of the green mesh boundary fence is to be welcomed, although it is noted that this was also a requirement under previous permissions that has yet to be adhered to. It is also considered that the site would benefit from additional planting behind the fence line, in order to soften the appearance of the commercial activity when viewed from neighbouring dwellings. A planning condition should be imposed to this effect.
- 5.11. It is accepted that the appearance of the application site has altered over the past few years. However, the current commercial activity has the benefit of planning permission and is therefore authorised. This application must be determined on the basis of the current character of the surrounding area and not how it appeared in the past. It should also be noted that this application has not proposed any additional advertisement material. Such a proposal would need to be considered under an application for advertisement consent and judged on its own merits.

Sustainable Drainage.

Adopted Local Plan (ALP):

Core Strategy Development planning Document (CSDPD): Policy CS 18 (Waste/ Natural Resources and Pollution).

New Local Plan Submission Version March 2018: Policy DM39 (Managing Flood Risk and Sustainable Drainage Systems).

- 5.12. Following a change in government policy, Local Planning Authorities are now required to take into account the effect of a development upon the risk of flooding and surface water drainage. However, given that this proposal involves the erection of a replacement building on an existing commercial site, together with the fact that there is less than a 3.3% chance of flooding from a high rainfall occurring within a year, no details of a surface water management plan are required, in this instance. The Strategic Flood Management Team at Buckinghamshire County Council have been consulted on this application, but no response has been received.

Weighing and balancing of issues – overall assessment

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

Recommendation: Application Permitted

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers J1158/P100; 101A; 102; 103 and 104, unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development, including the use of colour, shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.

- 4 Within one month of the change of use being brought into operation, the existing vehicular access opposite No. 325 West Wycombe Road shall be stopped up by raising the existing dropped kerb and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.
Reason: To limit the number of access points along the site boundary in proximity to the A40/A4010 junction for the safety and convenience of all highway users.
- 5 The use of the building, hereby permitted, shall be restricted to the hours of 07:00 hours to 18:00 hours; Mondays to Saturdays, and the premises shall not be used at any time on Sundays and Bank or Statutory Holidays.
Reason: In the interests of the amenities of adjoining residents.
- 6 Notwithstanding the details specified in the application, hereby permitted, full details of a planting scheme along the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority before any development, above damp proof course, takes place.
The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 7 All planting, seeding or turfing comprised in the approved details, the subject of Condition 6, shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

INFORMATIVE(S)

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

In this instance the applicant was requested to confirm that sufficient off street car parking provision and private amenity space would be retained for the residents at No. 314 West Wycombe Road. The applicant/agent complied and the application was subsequently recommended for approval.
- 2 The applicant is advised that an area of land within the curtilage of the application site may be required for future highway purposes, the details of which may be obtained from the Head of Transportation.

Agenda Item 5. Appendix A

18/05695/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor I McEnnis: No comments received.

Councillor J E Teesdale: Due to much local concern I would ask that this application come to Committee with a site visit.

Parish/Town Council Comments/Internal and External Consultees

West Wycombe Parish Council

PARISH

Comment: West Wycombe Parish Council strongly objects as this is a very significant development of the site. We have continuously objected to the planning applications submitted for this site and our concerns have been ignored and the applicant has run rings around the planning system ignoring planning conditions and Enforcement Notices or at subsequent applications officers seem to ignore or waive previous conditions. See Officer Report for planning application 10/05257/FUL retrospective. This application must have a site visit and be brought to committee. The proposed metal clad structure is totally out of keeping with the surrounding area and neighbouring properties and its size and visual appearance will be too dominant for the residential area. The proposed building, in comparison to the current structure, a very large metal clad building ' more than three times the size of the existing building from 33sqm to 92.7sqm and in no way does it preserve the character of the area. It would appear that he intends to extend the business into the land currently adjacent to the flats at 314 West Wycombe Road, which, as it is not apparent how vehicles would move within the site, means there would be more lorry and vehicle movements at the current flats access, once again at a dangerous point on the West Wycombe Road. It is hazardous now with people renting the vehicles pulling into the wrong lane to cross into the site.

A previous planning condition stated that the entrance to 314 should be closed up and we cannot see how access to the bin store is proposed. We also have concerns over noise pollution with mechanics working at anti-social hours and concerns over environmental pollution caused by waste oil/diesel and old engines etc. The original application in 2009 was for a 14 vehicle site which we were led to believe would be cars and a condition was placed that it should be used only for the storage of motor vehicles and that no mechanical work should be undertaken whilst parked on the land ' we now have more than 40 vehicles on site and these are large vehicles- lorries and big vans and maintenance has always been carried out on site. The site has now expanded onto the adjacent Network Rail land. His signage is getting larger and he is now using a large lorry parked in such a way that the whole of the side of it is being used to advertise the business. Our residents who live opposite are horrified at the way their outlook has changed ever since Rent a Van moved in. From an open grassed area with a tiny BT repeater station we now have this commercial vehicle depot at a very sensitive and busy road junction. The company's expansion is completely changing the character of this part of the West Wycombe Road which is essentially a residential road. The number of large vehicles seem to increase on a weekly basis. The only other commercial section in our parish is the old railway station and yard but this is carefully screened by wooden fencing and trees and has very little visual impact on our residents or those people approaching the town centre.

Control of Pollution Environmental Health

Comment: I have no objection to this application.

County Highway Authority

Comment: No objection to this proposal subject to a planning condition requiring the closure of the existing vehicular access.

Buckinghamshire County Council (Non Major SuDS)

Comment: No response received.

Town Planning Team Network Rail

Comment: Object to this proposal on the grounds that a 2 metre buffer has not been provided between the proposed building and the boundary of the site. The buffer zone is required for future maintenance works. Concern is raised regarding the potential excavation of land and earthworks, encroachment of the structure over the boundary, including during construction works; an increase in Network Rails liability; and that the discharge of surface water towards the railway could increase the possibility of flooding.

Representations

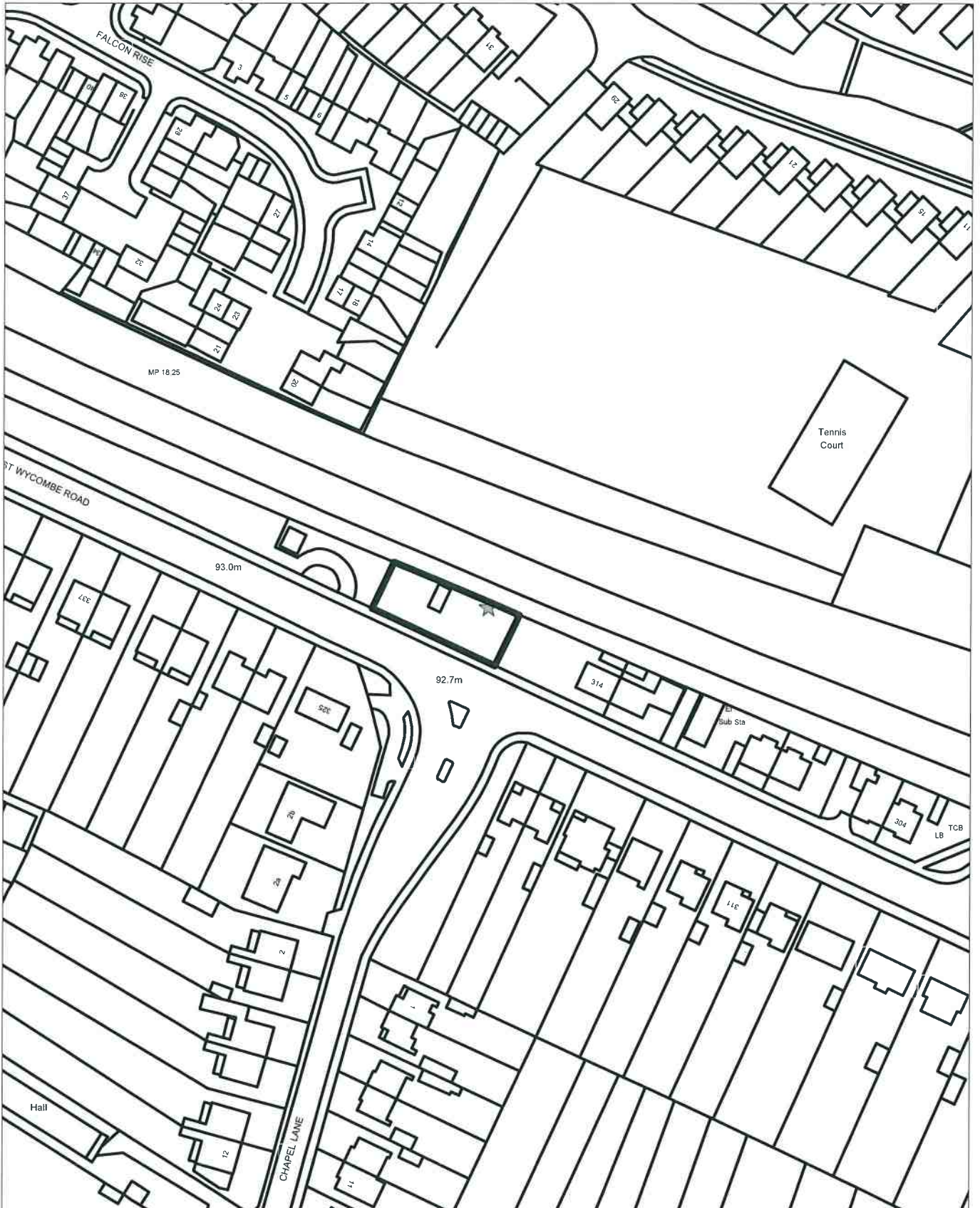
7 letters of objection have been received, including one from County Councillor Darren Hayday and one from Sands Residents Association. The grounds of objection raised are as follows:

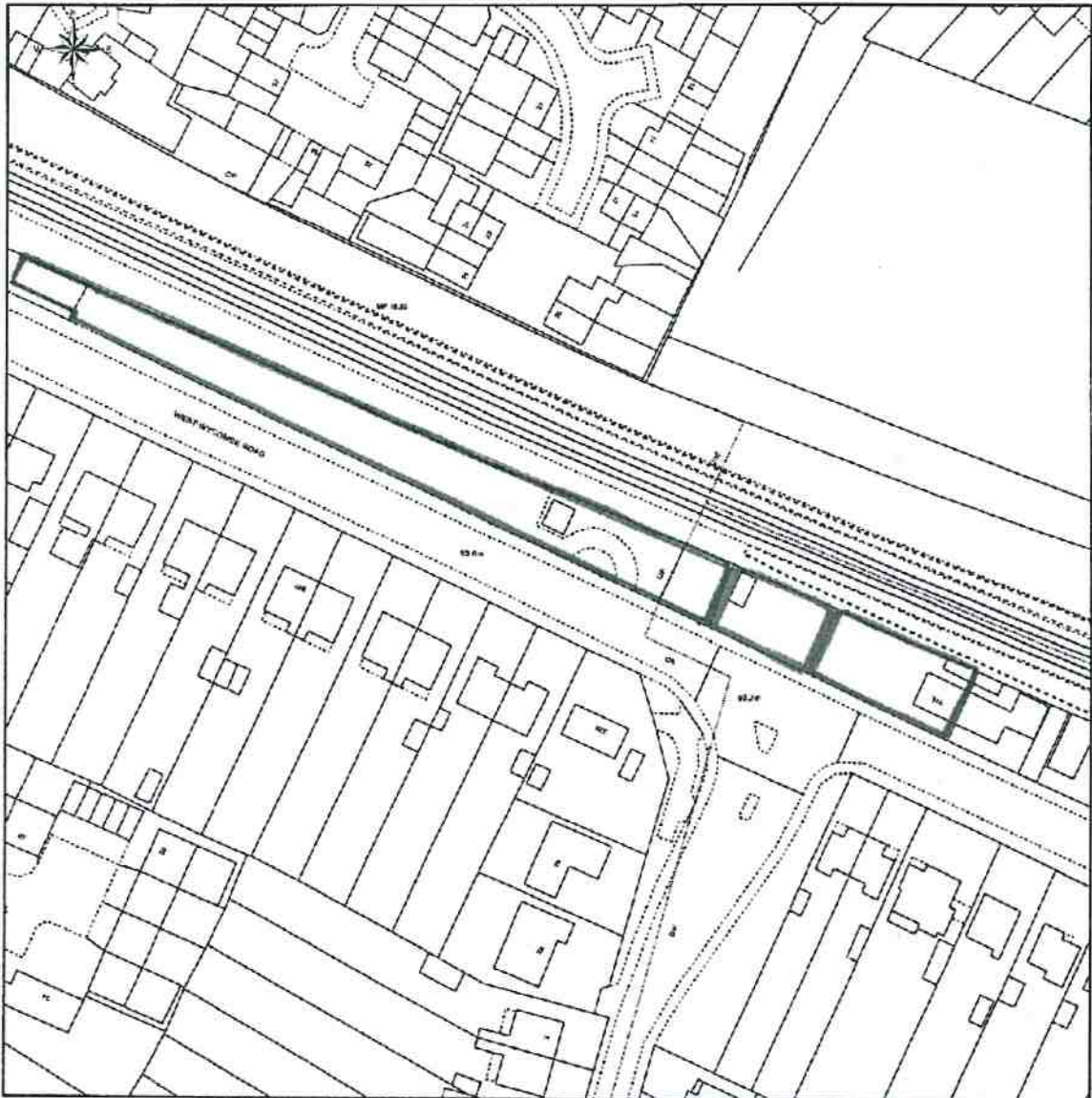
- The expansion of this site makes a mockery of the planning system.
- The applicant has flouted rules and regulations and has ignored planning conditions
- The existing use and proposed development is wholly out of keeping with the character of the surrounding area
- Unsightly advertisements have accumulated around the site to the detriment of visual amenity.
- Noise and disturbance arises from the existing use and alarms go off throughout the night when the site is unmanned.
- The site is an eyesore
- Cars accessing the existing site often have to wait on double yellow lines in West Wycombe Road, to the nuisance of residents
- The size of the building is excessive and out of keeping with the surrounding area
- The garage use could be undertaken at night to the disturbance of residents
- Development will have an adverse effect upon the A40, at its junction with Chapel Lane (a main route through to the M40).
- The vehicular access arrangements to the site are unclear.
- The development will use some of the residential land for the flats at No. 314.
- The site used to be an attractive area of land.

One letter of support has been received, stating that this business provides a vital service to the town's businesses and residents.

18/05695/FUL

Scale 1/1250



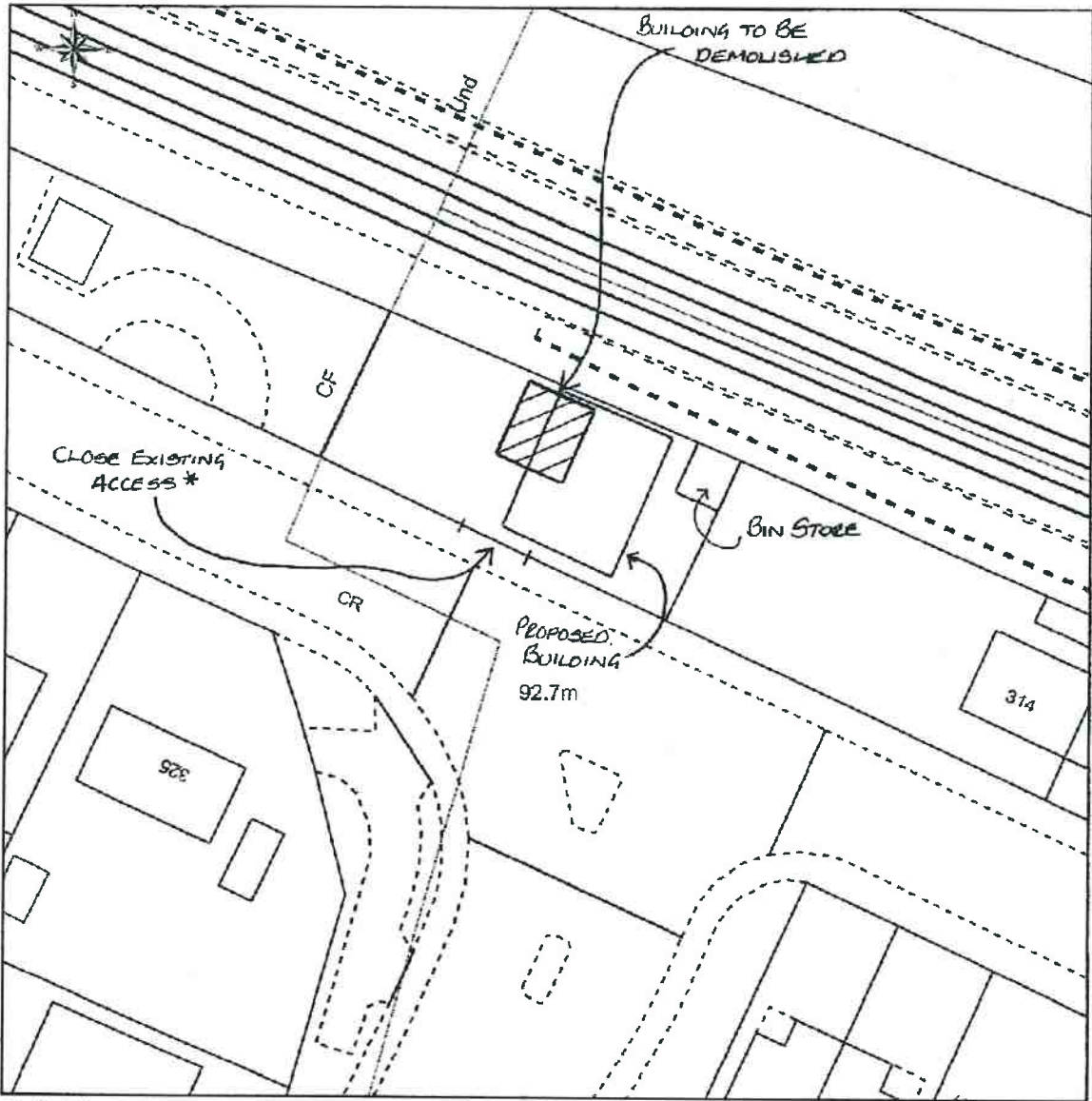


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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

J1158-P100A
 Site Location Plan
 (1:1250)



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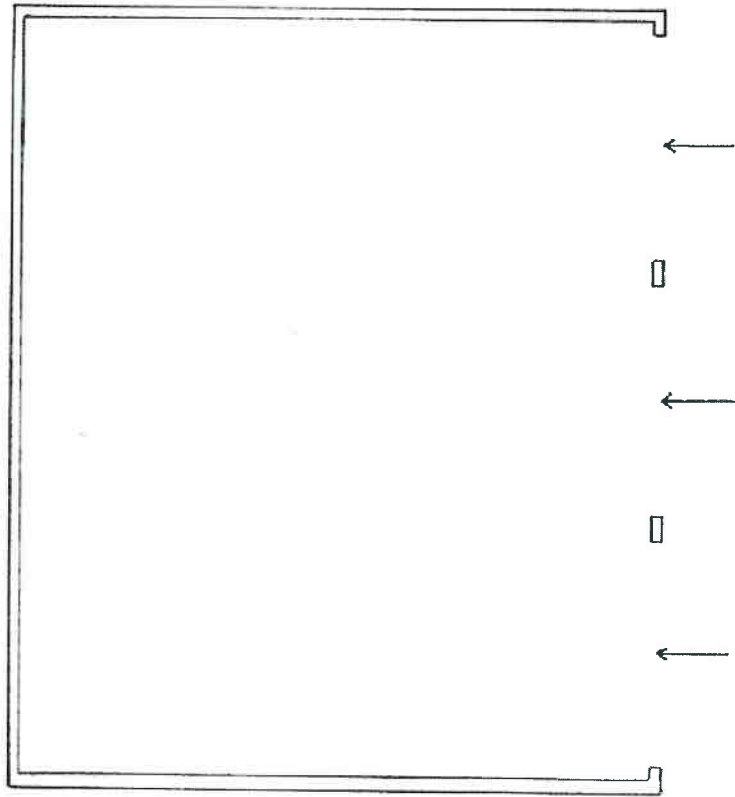
0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500, paper size: A4

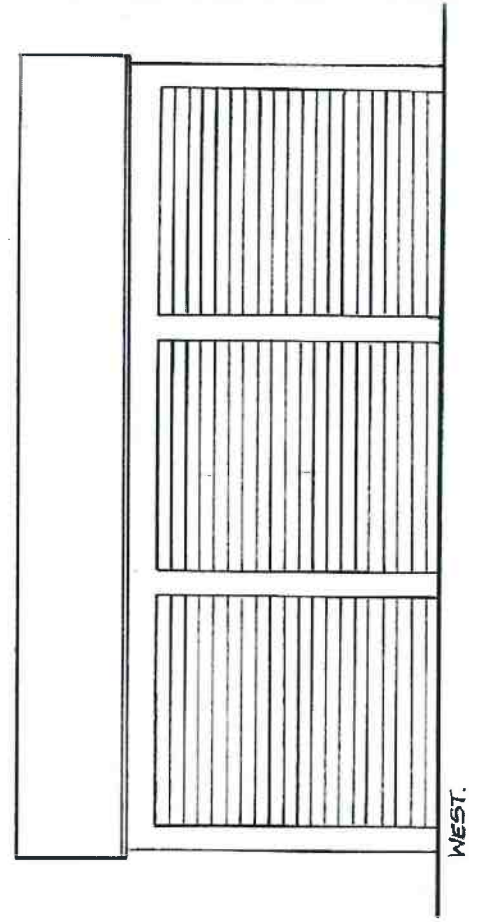
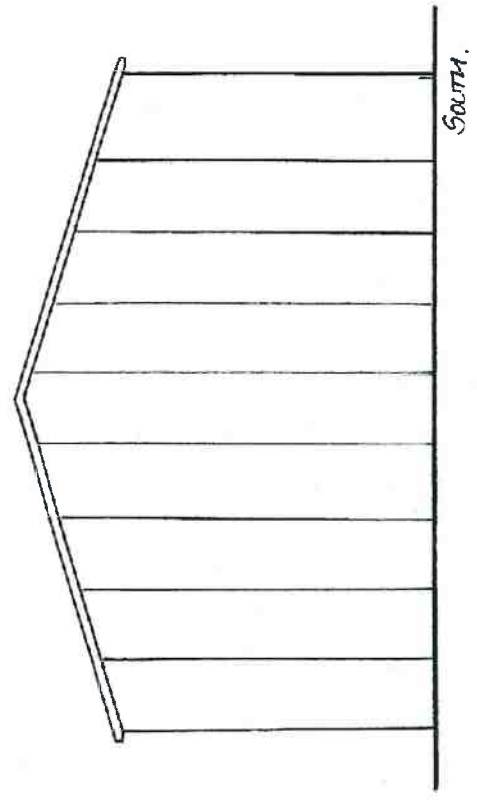
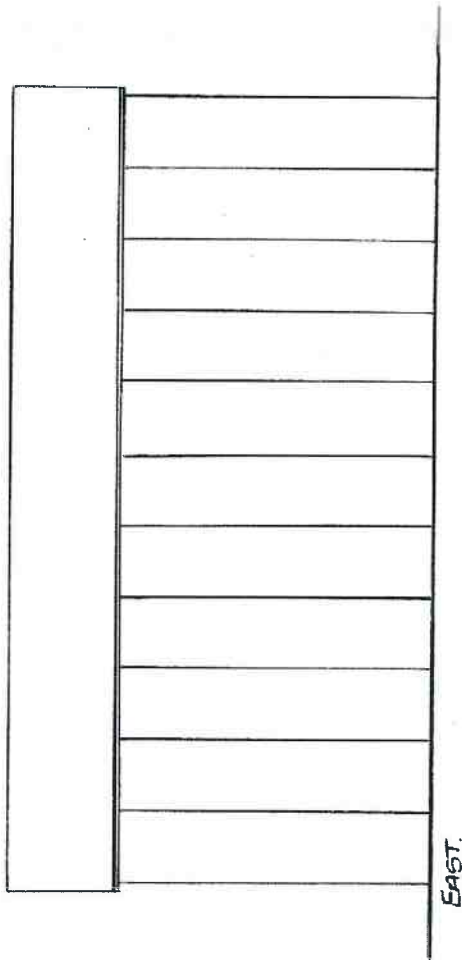
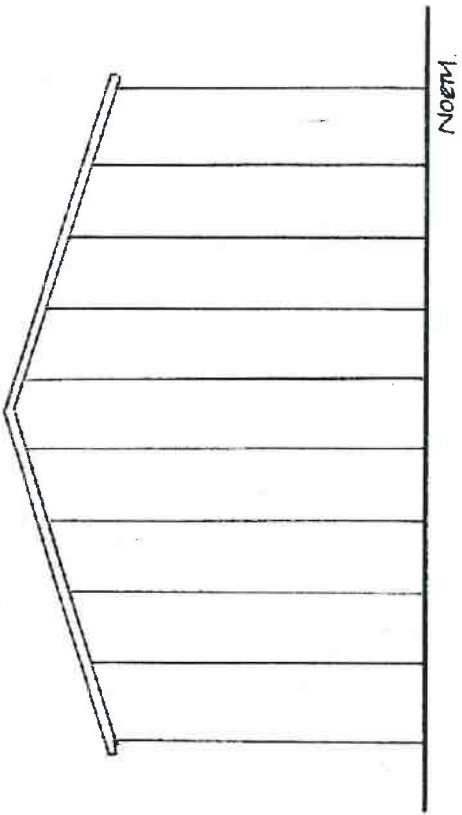
*road-side boundary and eastern boundary marked by 2.0m high green mesh fencing to match existing

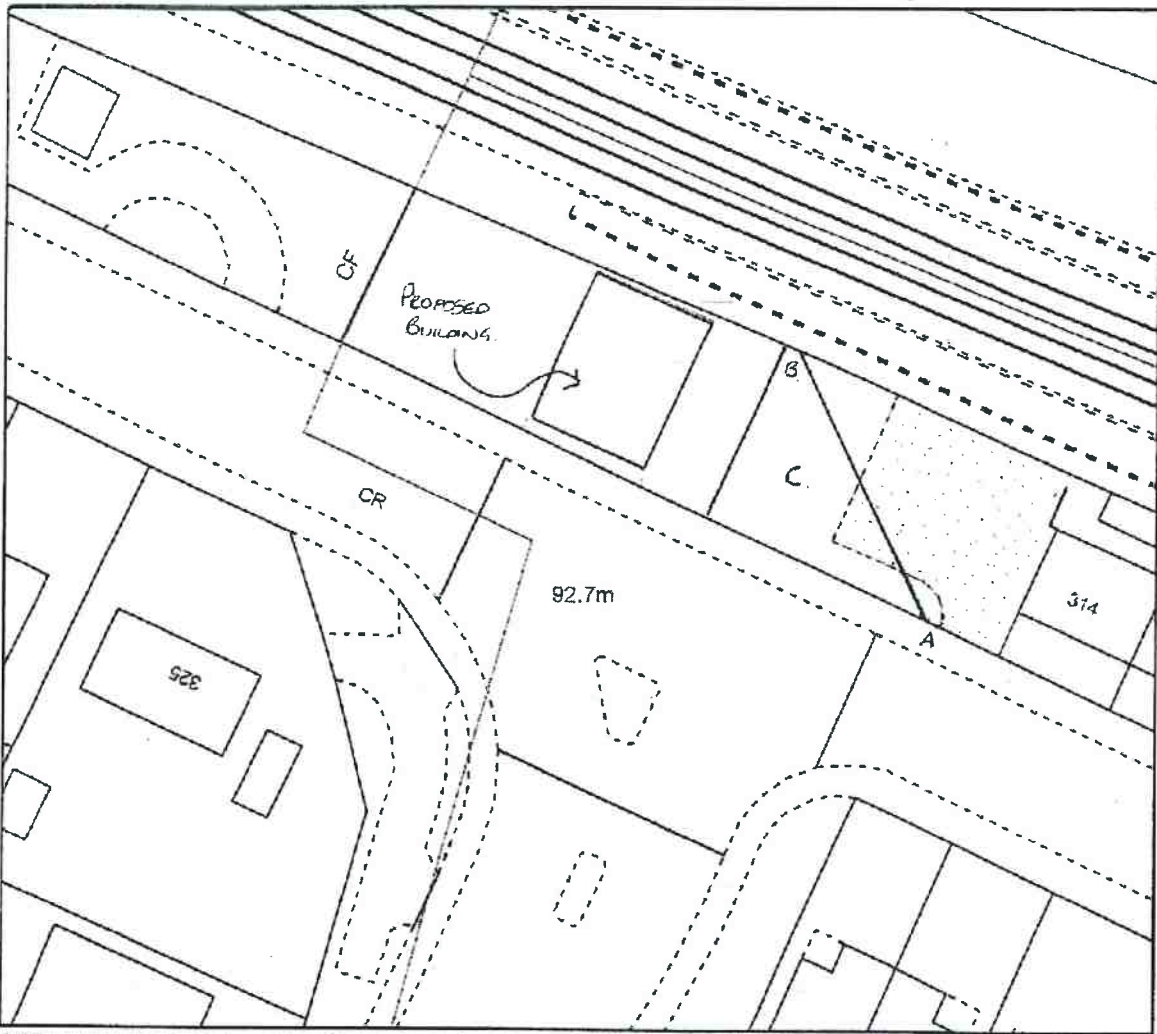
J1158 – P101
Site Plan
(1:500)

J1158 - P102
Floor Plan
(1:100)



J1158 - P103
Elevations
(1:100)





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Scale: 1:500, paper size: A4

- A – B – Alignment of ‘curtilage’ for flats approved under 01/07520/FUL
- C - Amenity Space (110sqm)
- Stippled – Car parking and turning as constructed

J1158-P104
 Site Plan with Adjoining Property Details
 (1:500)

Agenda Item 6.

Contact: Jackie Sabatini DDI No. 01494 421915
App No : 18/06437/FUL App Type: Full Application
Application for : Householder application for construction of raised decking and steps to rear (part retrospective)
At 1 Wordsworth Road, High Wycombe, Buckinghamshire, HP11 2UT
Date Received : 23/05/18 Applicant : Mr Sultan Ansari
Target date for Decision 18/07/18

1. **Summary**

- 1.1. Full planning permission is sought for the retention of a raised decking area and steps to the rear of the site (Retrospective).
- 1.2. Subject to 1.8m high privacy screening being erected along the entirety of the decking area the development is considered to accord with Development Plan policy and is recommended for approval subject to appropriate conditions.
- 1.3. The development includes a rear decking area with privacy screening and steps. No other changes are proposed from that already granted planning permission.

2. **The Application**

- 2.1. Full planning permission is sought for the retention of a raised decking area and steps to the rear of the dwelling (part retrospective).
- 2.2. Due to local topography the ground to the rear of this part of Wordsworth Road slopes significantly downwards, from north to south, and this slope allows for an almost, two and a half storey appearance to the north east side of the dwelling.
- 2.3. The application site comprises a detached dwelling located off Wordsworth Close where the surrounding properties are semi-detached properties of various sizes and designs; the area is characterised by varying ground levels creating a more varied street scene.

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

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 offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

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

In this instance the applicant was provided with advice after the initial site visit that additional privacy screening would be required above the decking area to avoid overlooking issues to neighbouring properties situated to the rear of the site. The applicant responded by submitting amended plans showing privacy screening, the amendments to the proposal where found to be acceptable and the application was approved.

4. **Relevant Planning History**

- 4.1. 14/05459/FUL - Householder application for construction of two storey side extension

with side and rear steps and single storey side extension incorporating and including conversion of existing detached garage into habitable space.- Permitted

- 4.2. 14/07150/FUL - Householder application for construction of single storey front extension. Two storey side extension with balcony and side and rear steps. Single storey rear extension. Part two storey part first floor side extension over existing detached garage to link to main dwelling and conversion of garage to habitable room. Loft conversion with rear dormer window. (amendment to planning permission 14/05459/FUL) – Refused.

Reason 1: The proposed extensions, by reason of their scale, siting and design would take up the majority of the width of the plot resulting in incongruous and in-harmonious additions that would have an unacceptable level of impact on the character and appearance of the application dwelling and the street scene and would be detrimental to the residential character and appearance of the surrounding area. In addition, the extensions are considered to be disproportionate to the scale of the parent dwelling and would be tantamount to the creation of a new dwelling which would be unacceptable in this location.

Reason 2: The rear dormer window would result in an unacceptable level of overlooking to the neighbouring dwellings to the rear of the site, namely 1 and 2 Tennyson Road.

- 4.3. 14/08302/FUL - Householder application for erection of single storey front extension, two storey side extension with balcony and side and rear steps. Single storey rear extension & single storey side infill extension, including garage conversion to habitable room. Loft conversion with rear dormer window and roof lights (alternative scheme to that permitted under 14/05459/FUL) –Refused

Reason 1: The proposed extensions and patio, by reason of their scale, siting and design would take up the majority of the width of the plot resulting in incongruous and in-harmonious additions that would have an unacceptable level of impact on the character and appearance of the application dwelling and the street scene and would be detrimental to the residential character and appearance of the surrounding area. In addition, the extensions are considered to be disproportionate to the scale of the parent dwelling and would be tantamount to the creation of a new dwelling which would be unacceptable in this location.

Reason 2: The rear extension would result in an unacceptable level of overlooking to the neighbouring dwelling to the rear of the site, 2 Tennyson Road.

- 4.4. 15/08527/CLP - Certificate of lawfulness for proposed construction of 1 x rear dormer window and 1 x side roof light to existing house in connection with loft conversion – Granted
- 4.5. 17/06637/MINAMD - Proposed non-material amendment to permission for construction of two storey side extension with side and rear steps and single storey side extension incorporating and including conversion of existing detached garage into habitable space granted under householder planning ref: 14/05459/FUL - Permitted

5. Issues and Policy considerations

Principle and Location of Development

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), H17 (Extensions and Other Development within Residential Curtilages)

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

New Local Plan (Submission Version): CP1 (Sustainable Development), DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings)

Since 28 March 2018 the emerging policies of the Wycombe District Local Plan submission version - March 2018 are also material. The weight given to individual policies is assessed in accordance with paragraph 48 of the NPPF.

- 5.1. The application site currently comprises a detached dwelling located off Wordsworth Close where the surrounding area is characterised by varying ground levels. Wordsworth Road is set on an elevated position over Tennyson Close which sits adjacent to Marlow Hill. The surrounding properties are predominately detached properties of various size, design and markedly different characteristics, creating a more varied street scene.
- 5.2. The raised decking area and steps to the rear of the site are considered acceptable in principle, subject to other material considerations, detailed further below.

The impact of the development on the residential amenities of neighbouring buildings

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

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

New Local Plan (Submission Version): DM35 (Placemaking and Design Quality)

- 5.3. It is acknowledged that objection has been raised by neighbouring properties Nos 1 & 2 Tennyson Close with regard to this development and overlooking issues, however it should be noted that due to local topography Wordsworth Road is sited on an elevated position over Tennyson Close sloping steeply from north to south and some level of mutual overlooking between properties is unavoidable and already exists.
- 5.4. Mutual overlooking of gardens is typical in such urban environments. However the decking to the rear of 1 Wordsworth Road is problematic as it protrudes outwards towards the shared boundary with No 1 Tennyson Close and as such any previous overlooking issues are intensified.
- 5.5. The increased level of overlooking adversely impacts upon the privacy of the rear amenity space of neighbouring properties No 1 and No 2 Tennyson Close, the dwelling most affected by this development is No 1. Tennyson Road. There are habitable room windows within the first floor rear elevation of No 1 Tennyson Road and these windows experience a degree of overlooking that is unacceptable due to the decking area to the rear of No 1 Wordsworth Road.
- 5.6. Overlooking issues could be overcome by attaching a condition to any permission granted that 1.8m high privacy screening must be erected along the entirety of the decking area at No 1 Wordsworth Close to avoid overlooking issues.
- 5.7. In addition, due to the close proximity of the privacy screening and the rear elevation of No 1 Tennyson Close the materials used for the screen should allow some light to penetrate and this would help to reduce any loss of light due to the screening to both No 1 Tennyson Close as well as the host dwelling.
- 5.8. The condition for screening must be retained in perpetuity.
- 5.9. When taking account of the above it is considered that the decking area subject to condition would not cause any significant overlooking, loss of light or overbearing issues that would justify refusing planning permission.

Impact of the development on the character and appearance of the surrounding area.

Adopted Local Plan (ALP): G3; G8;

Core Strategy Development Planning Document (CSDPD): CS19;

Developer Contribution Supplementary Planning Document (DCSPD)

New Local Plan Submission Version: DM35 (Placemaking and Design Quality).

- 5.10. The rear decking area is set at ground level on the southwest side graduating up to a maximum 1.2m to the northeast and this follows the existing form of the dwelling. As mentioned the development is sited to the rear of the dwelling and, as such, not

readily visible from the street scene or wider public domain and this set back helps to minimise any potential impact of the development on the street scene.

- 5.11. The decking area is constructed in timber with close board fencing and obscure carbonate screening panels are to be erected above. These materials are considered acceptable. No harmful impact to the host dwelling or the surrounding area is considered to occur as a result of this application that would justify refusing planning permission.

Weighing and balancing of issues – overall assessment

- 5.12. 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.
- 5.13. 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
- 5.14. As set out above it is considered that the proposed development would accord with the development policies and is recommended for approval subject to condition that privacy screening is erected in accordance with the details within the approved application and drawing numbered 17/09/02 Rev A. The screens shall thereafter be retained in perpetuity in order to protect the residential amenities of the neighbouring occupiers.

Recommendation: Application Permitted

- 1 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 17/09/02 Rev A; unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 2 The rear decking area shall be removed from the site, in its entirety, unless within two months from the date of this permission the privacy screening has been erected in accordance with the details within the approved application and drawing number 17/09/02 Rev A . The screens shall thereafter be retained in perpetuity.
Reason: In order to protect the residential amenities of the neighbouring occupiers.

INFORMATIVE(S)

- 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 offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

In this instance the applicant was provided with advice after the initial site visit that additional privacy screening was required above the decking area to avoid overlooking issues to neighbouring properties situated to the rear of the site. The applicant responded by submitting amended plans showing privacy screening, the amendments to the proposal were found to be acceptable and the application was approved.

18/06437/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor L M Clarke OBE

There are concerns regarding overlooking to No 1 Tennyson so if minded to approve, please take to Planning Committee for determination.

Officer Note – A Condition has been added to the permission to include 1.8m high obscure boundary treatment to the rear and north east side elevation decking area.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished

Representations

Two objections received raising the following concerns:

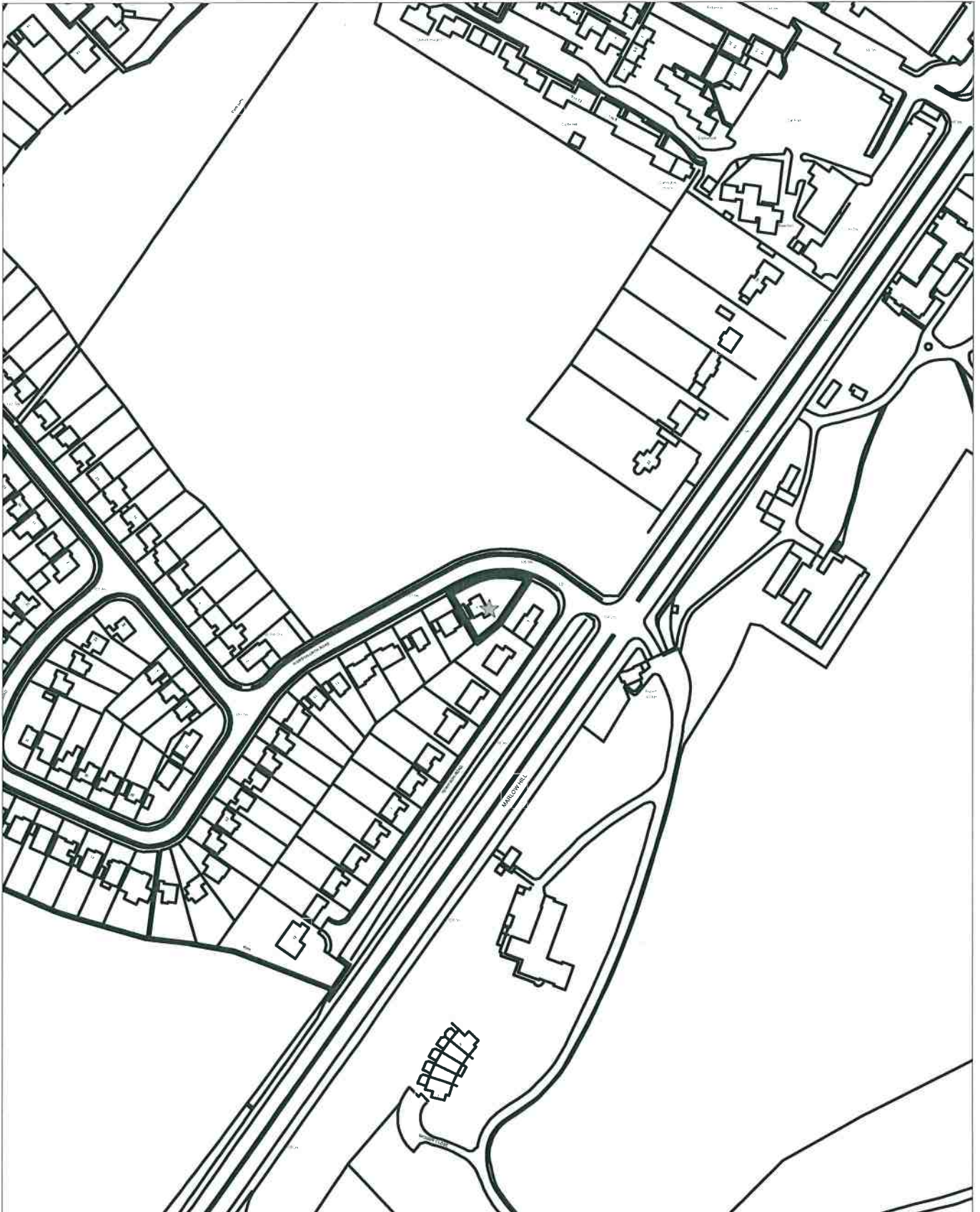
- Overlooking

Non-planning matters

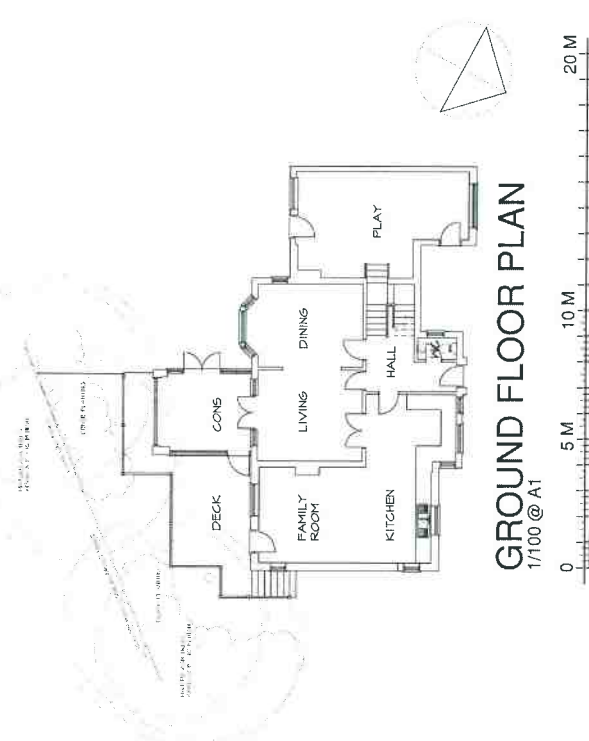
- Boundary issues

The determination of any application can only considered planning matters related to that particular application any matters related to planning permission already obtained and non-planning matters cannot be considered within the determination process.

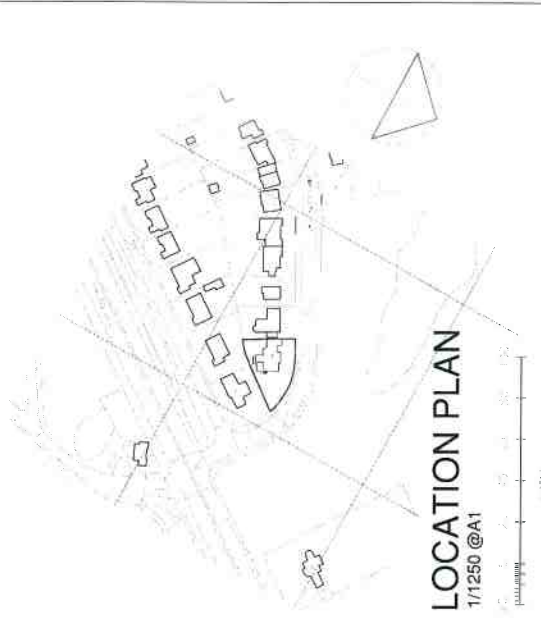
18/06437/FUL
Scale 1/2500



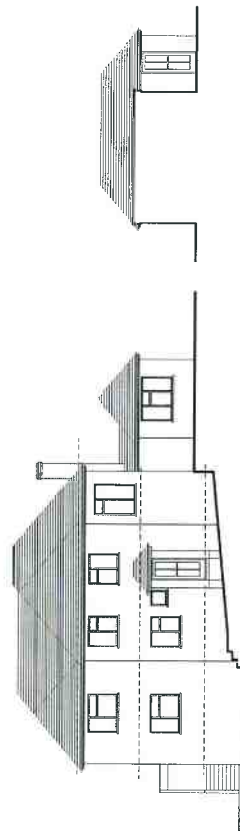
Drawn in accordance with the Building Regulations 2010



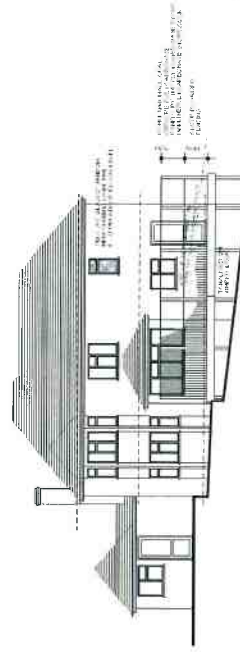
GROUND FLOOR PLAN
1/100 @ A1



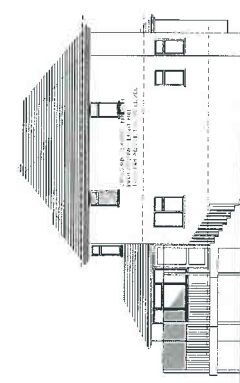
LOCATION PLAN
1/1250 @ A1



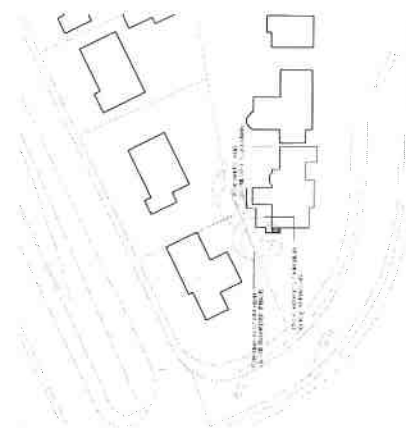
NORTH WEST (FRONT) ELEVATION
1/100 @ A1



SOUTH EAST (REAR) ELEVATION
1/100 @ A1



NORTH EAST (SIDE) ELEVATION
1/100 @ A1



BLOCK PLAN
1/500 @ A1

Project: Alteration and decking to Woodsworn Road High Wycombe

Client: Mr & Mrs Ansari	Date: May 2018
Drawn by: Proposed scheme	Scale: 1/100, 1/500, 1/1250
Checked by: Elevations	Drawn by: 1/2000
Project No: A	Rev: A

reed architects

The Workshop
36 School Road
Buckingham
HP10 8EP

01494 612254

Agenda Item 7.

Contact: Alexia Dodd DDI No. 01494 421462
App No : 18/06486/FUL App Type: Full Application
Application for : Application for demolition of existing dwelling & garage & erection of detached 5-bed dwelling with study room & integral garage
At 9 Spinfield Park, Marlow, Buckinghamshire, SL7 2DD
Date Received : 29/05/18 Applicant : Mr Matthew Hunwick
Target date for Decision 24/07/18

1. **Summary**

- 1.1. Planning permission is sought for the demolition of existing dwelling and garage, so enabling the erection of replacement detached 5-bed dwelling with study room and integral garage.
- 1.2. It is considered that this proposal accords with the policies of the Development Plan and therefore is recommended for approval.

2. **The Application**

- 2.1. Planning permission is sought for a replacement dwelling. It would have a total of five bedrooms.
- 2.2. The Applicant approached the Local Planning Authority at pre-application for a 2-storey front extension and 2-storey side extension with cat slide roof together with 2-storey rear extension. The resulting elevations were the same as those submitted for the replacement dwelling. Due to tax allowances for self-build homes it resulted in the proposal being more viable as a replacement dwelling.
- 2.3. The dwelling has an existing height of 7.5m. The proposal would increase the height of the main section of the replacement dwelling to 8.3m. The catslide roof would be 7.5m. The property would remain a 2-storey house with two rear dormers within the roof.
- 2.4. The gap to the boundary with No.7 would increase from 0.8m to 1.0m, while in respect of No.11 the gap would widen to 1.0m from 0.4m.
- 2.5. The application is accompanied by:
 - CIL Exemption Form
 - Design & Access Statement
 - Ecology Wildlife Checklist
 - Infiltration Test Results
 - Soak Away Details
- 2.6. The existing detached dwelling due to width offers limited family accommodation.



Existing dwelling

- 2.7. Within Spinfield Park many dwellings have benefited from large and generous 2-storey extensions.
- 2.8. There is mutual overlooking between Nos. 9, 11 and 13. The gardens are not secluded.
- 2.9. Uphill of the application site is No.11. It has enjoyed generous extensions. The foot print of No.11 is stepped back from that of the application property. In addition there is a rear extension. The rear garden of No.11 has long views across the Thames Valley. Along the common boundary with No.9 there is a tall wooden fence. However from No.11 the apparent height of the fence has been reduced due an area of raised decking.
- 2.10. No.7 is downhill from the application site. To the ground floor of No.9 there is a conservatory and at first floor there is a bathroom window closest to the boundary. Along the shared boundary there is in part a conifer hedge closest to the dwelling.

3. Policy Statement

The New Local Plan submission version - March 2018

- 3.1. From 16 October 2017 the emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version will also be material. The weight to be given to individual policies will be assessed in accordance with paragraph 48 of the NPPF.
- 3.2. Weight is of course a matter for the decision maker but the NPPF says:
Para 48. 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).

4. Working with the applicant/agent

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 offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application. Following the site visit and case review no further details were required by the local planning authority. However

additional drainage details were required in respect of sustainable drainage these were received and Bucks.CC were consulted. Due the additional drainage details the application ran over the initial target date. The Application was informed of the delay.

5. **Relevant Planning History**

PI18/00287/LEV4, Pre-application advise proposed extensions & remodelling - No objections

6. **Issues and Policy considerations**

Principle and Location

Adopted Local Plan (ALP): G3, G8; Appendix 1
Core Strategy Development Planning Document (CSDPD): CS19;
Residential Design Guidance Supplementary Planning Document;
New Local Plan Submission Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF)

6.1. The application site is situated within an established residential area where there are no restrictions to replacement dwellings provided they comply with all relevant planning policies.

6.2. It is therefore considered that this proposal is acceptable in principle.

The impact of the proposal on the character and appearance of the surrounding area

Adopted Local Plan (ALP): G3, G8 and Appendix 1.
Core Strategy Development Planning Document (CSDPD): CS19
New Wycombe District Local Plan submission version: CP9 and DM35.



Aerial Photo of site

6.3. No.9 Spinfield Park is modest detached 2-storey dwelling. It would be replaced with a detached modern family home with rear dormers in the roof. The siting of the replacement dwelling would increase the separation from the neighbouring properties. This would make a positive contribution to the character of the area. Thus the proposal would not result in cramped form of development within the plot.

6.4. The design and appearance of the replacement dwelling would reflect the existing front gables of the surrounding dwellings. It is noted that a double pitched roof with a central valley it proposed. This roof design is the same as that submitted for pre-application advice. This roof design reflects the original dwelling. It is an established solution to avoid overly tall or crowned roofs. The proposal is not for a 3-storey

house. The design of the roof including the catslide element would visually maintain the stepped appearance between dwellings respecting the contours of the valley slide. The additional storey of accommodation is contained within the roof and would not be evident from the street.

- 6.5. The front elevation would be in keeping with the character and appearance of the Spinfield Park.
- 6.6. For the above reasons the proposal would not have a detrimental impact upon the character and appearance of the location.

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

Adopted Local Plan (ALP): G3, G8;

Core Strategy Development Planning Document (CSDPD): CS19;

Residential Design Guidance Supplementary Planning Document;

New Local Plan Submission Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF) and DM35

- 6.7. The replacement dwelling would not conflict with the recommended light angles from the neighbouring property No.7. Furthermore the application site is to the north of this neighbour. Therefore the proposal would not have a detrimental impact upon this neighbouring dwelling.
- 6.8. In terms of No.11 the proposed 2-storey rear elevation of No.9 would not project beyond the neighbour. It is noted that the ground floor rear projection would be deeper than No.11. Although the top of the new roof would be visible over the existing fence it would be downhill from the neighbouring dwelling. The single storey element would not have a detrimental impact upon the natural light enjoyed by the neighbouring occupiers.
- 6.9. The occupiers of No.11 have objected to the proposal because they would lose some of the long views across the Thames valley from the area of decking. However there is a no right to attractive views. The site is within the built-up urban town of Marlow and not in the open countryside.
- 6.10. In terms of privacy this is not a secluded or isolated dwelling. The site is with an urban context where there is an existing relationship of overlooking into the neighbouring rear gardens. The proposed replacement 2-storey dwelling with roof dormers would not erode this existing relationship with the neighbouring occupiers.
- 6.11. It is noted that the replacement dwelling would be no deeper than No.7 allowing for the conservatory. This together with the siting of the proposed dwelling would increase the separation. As such the proposal would not have a detrimental impact upon No.7.
- 6.12. The proposal would not have a detrimental or overbearing impact upon the amenity of No.11.

Impact upon the residential amenities of future occupiers

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

Core Strategy Development Planning Document (CSDPD): CS20;

Buckinghamshire County Council Parking Guidance

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

- 6.13. The replacement dwelling would provide the occupiers with a good level of internal and external amenity.
- 6.14. The garden would continue to provide ample outdoor space.

Impact of the development on parking and highway safety

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

Core Strategy Development Planning Document (CSDPD): CS20;

Buckinghamshire County Council Parking Guidance

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

6.15. The hard standing to the front of the dwelling will be retained. The proposal would result in a dwelling with 10 habitable rooms within Zone B were there is an expectation to provide 3 parking spaces.

6.16. There is adequate on-site parking.

Managing Flood Risk and Sustainable Drainage

Adopted Local Plan (ALP): G19

Core Strategy Development Planning Document (CSDPD): CS19

Adopted Delivery & Site Allocation Plan: DM17, DM18

New Local Plan Submission Version: CP1, CP10, CP12, DM20, DM33 DM35, DM38, DM39 DM41

6.17. Local Planning Authorities are now required to take into account the effect of a development upon the risk of flooding and surface water drainage. To this end, applicants are now required to provide sustainable drainage and surface water management plans. The applicant has submitted an acceptable management plan for drainage and surface water run-off. The Strategic Flood Management Team at Buckinghamshire County Council has confirmed that it has no objection to the submitted plan subject to a condition requiring the submission of a detailed surface water drainage scheme.

Affordable Housing

Adopted Local Plan (ALP): H2, H9

Core Strategy Development Planning Document (CSDPD): CS13, CS19

New Local Plan Submission Version: CP1, CP4, DM20

6.18. The site is too small to meet the threshold for affordable housing.

Building sustainability

Adopted Local Plan (ALP): G12, G15, G19

Core Strategy Development Planning Document (CSDPD): CS17, CS18, CS19

Adopted Delivery & Site Allocation Plan: DM17, DM18

New Local Plan Submission Version: CP1, CP10, CP12, DM20, DM33 DM35, DM38, DM39 DM41

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

Weighing and balancing of issues – overall assessment

6.20. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.

6.21. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states

that in dealing with planning applications, the authority shall have regard to:

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

6.22. As set out above it is considered that the proposed development would accord the development plan policies.

Recommendation: Application Permitted

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers P 289/1; P 289/2/A; P 289/3; P 289/4; P 289/5; P 289/6/A; P 289/7/A; P 289/8/A; P 289/9/A; P 289/10/A; P 289/11; P 289/12 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 The development hereby permitted shall be finished in accordance with the materials as set out in section 9 of the application form and plan numbers P 289/1; P 289/2/A; P 289/3; P 289/4; P 289/5; P 289/6/A; P 289/7/A; P 289/8/A; P 289/9/A; P 289/10/A; P 289/11; P 289/12 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.
- 4 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).
- 5 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
 - Full construction details of all SuDS and drainage components
 - Detailed drainage layout including 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 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 on site without increasing flood risk to occupants, or to adjacent or downstream sites.
 - Details of who is responsible for the maintenance of SuDS componentsReason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in order to ensure that there is a satisfactory solution to managing flood risk.

- 6 Prior to occupation of the development, space shall be laid out within the site for parking and manoeuvring, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. This area shall be permanently maintained for this purpose.
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

INFORMATIVE(S)

- 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 offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application. Following the site visit and case review no further details were required by the local planning authority. However additional drainage details were required in respect of sustainable drainage these were received and Bucks.CC were consulted. Due the additional drainage details the application ran over the initial target date. The Application was informed of the delay.
- 2 It is an offence under S 151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 3 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

18/06486/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor A D Collingwood

Comments: Can I have a copy of the report when it is complete so I can discuss the planning issues raised by the resident.

Parish/Town Council Comments/Internal and External Consultees

Marlow Town Council

Comments: Objection ' due to size and bulk given the topography of the land which would be overbearing on plots 7 and 11.

Control of Pollution Environmental Health

Comments: No objection.

Buckinghamshire County Council (Non Major SUDs)

Comments: No objection, subject to condition.

County Highway Authority

Comments: The proposed development is the demolition of the existing dwelling and the erection of a replacement five bed dwelling off Spinfield Park, Marlow. Spinfield Park is an unclassified road subject to a 30mph speed limit. There are footways in the sites vicinity which provide links to bus stops.

Regarding vehicular access; the existing access point from Spinfield Park is proposed to be retained to serve the development and is in excess of 3.2m wide which is satisfactory to serve the proposed development. The proposal would not lead to a material increase in vehicle movements to and from the site, therefore the access arrangements are acceptable.

The proposed parking provision must also be considered. Wycombe District Council has adopted the County Council's Buckinghamshire Countywide Parking Guidance (BCPG) policy document, and identifies the site as being located within residential zone B. When using the parking calculator, it states that a five bedroom dwelling is required to have at least three car parking spaces. The standards also specify that each parking space should be a minimum of 2.8 x 5m wide.

It is noted that no parking spaces have been demarcated on the submitted site plan. However, after assessing the drawings, I am satisfied that there is sufficient space within the site to accommodate three parking spaces of 2.8 x 5m.

Mindful of the above, the Highway Authority does not have any objections to this application with regard to highway issues subject to condition/informatives.

Representations

Summary of comments received objecting on the following grounds from the two adjoining properties:

- It would be a 3-storey dwelling
- There would be too many possible bedrooms
- The proposal would be overbearing due to mass and bulk

- Out of character with the street scene.
- The new dwelling would be overly tall
- Loss of natural light and overshadowing
- Loss of privacy from overlooking
- There should be greater separation between the dwellings
- Over development of the site
- Storm rain water would cause nuisance
- There ought to be adequate parking
- If permitted work should only take place Monday to Friday 8am to 5pm and at no time over weekends

18/06486/FUL

Scale 1/1250



18106486/FM.

PLANNING
29 MAY 2018
WYCOMBE DISTRICT

LOCATION PLAN - 1:1250



Promap
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License number 10002032. Printed Scale - 1:1250

9 Spinfield Park,
Marlow,
Bucks.

Dwg No P 289/1

PLANNING
29 MAY 2018
WYCOMBE DISTRICT



Original paper size A3

18106486 (Rev)

Rev A - Minor revisions;
(May 18)
Project

PROPOSED REPLACEMENT DWELLING
AT 9 SPINFIELD PARK, MARLOW.

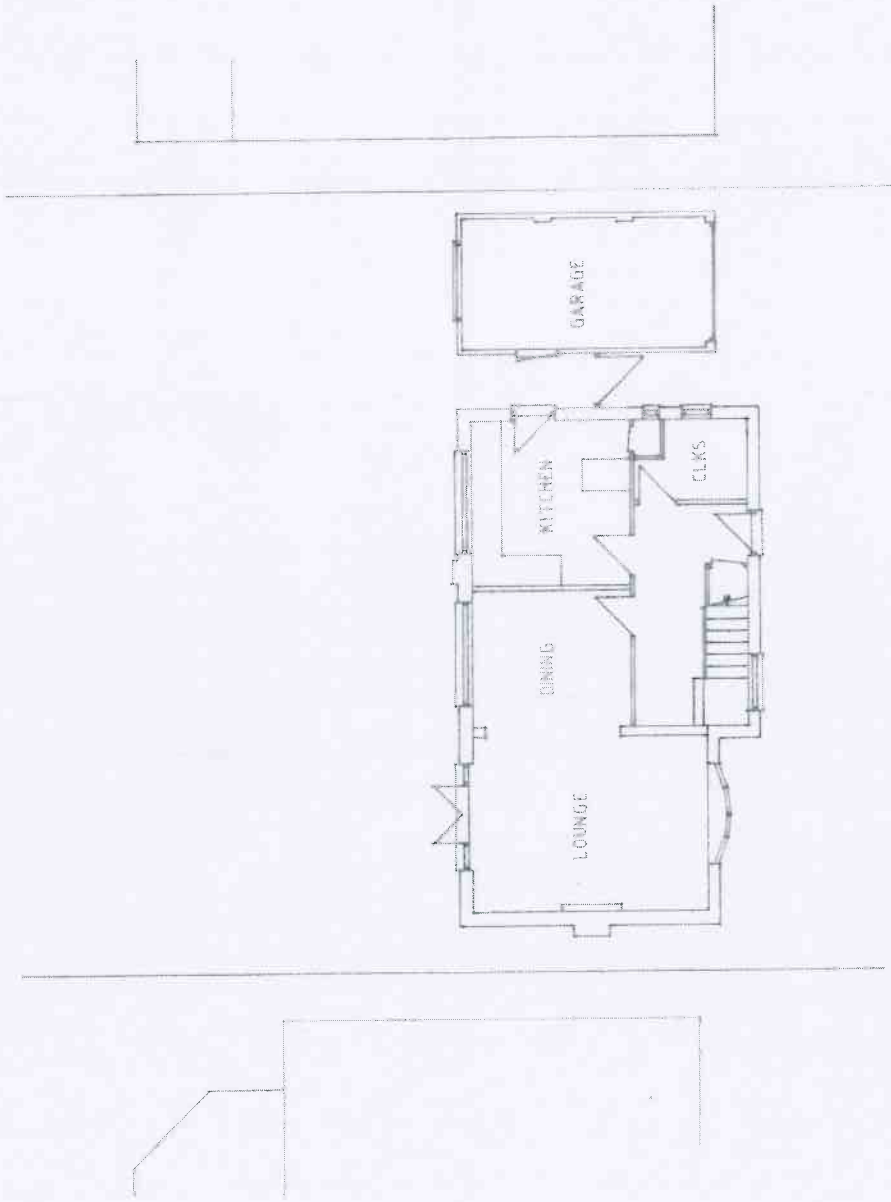
Drawing Title
SITE PLAN

Client
MR & MRS HURWICK

NP DESIGNS
Architectural Consultants
WOODSIDE HOUSE, 106 LONGWOOD AVENUE
COXPOLAND,
MILTON KEYNES MK14 6LW
TEL: 01295 888111 EMAIL: npdesigns@npdesigns.net

Scale 1:500
Draw No P-28573
Rev A

PLANNING
23 MAY 2018
WYCOMBE DISTRICT



1806486/PC

Project

PROPOSED REPLACENT DWELLING
AT 9 SPIRIFIELD PARK, MARLOW.

Drawing Title

EXISTING GROUND FLOOR PLAN

Client

MR & MRS HUNNICK

NP DESIGNS

Architectural Consultants

WOODSIDE HOUSE, 130, LORWOOD AVENUE

WATERSLOUGH, LEICESTERSHIRE, LE12 9JG

TEL: 01533 3228 881. EMAIL: npdesigns@npdesigns.co.uk

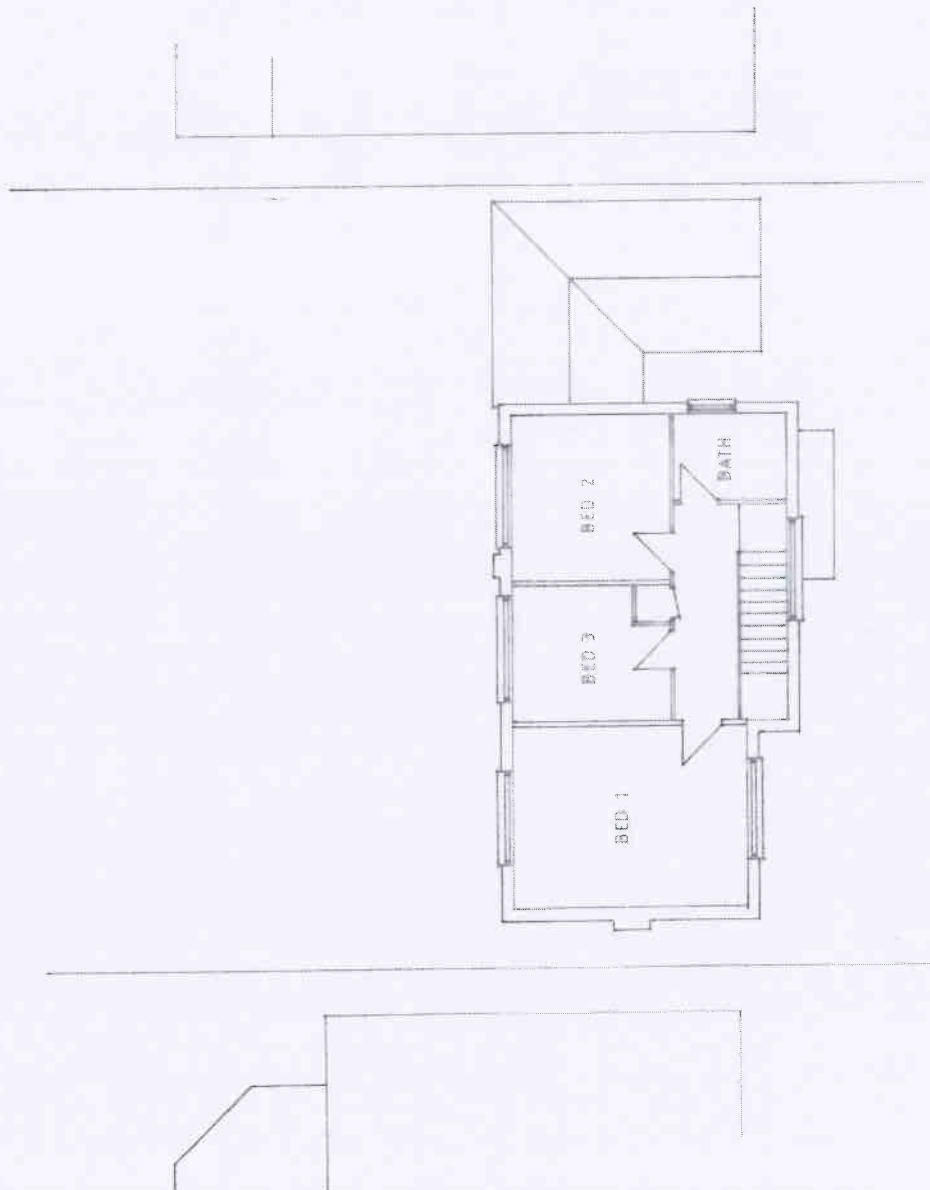
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Original paper size A3

PLAN
2.9
W/C



1806486 fmc

Project
PROPOSED REPLACEMENT DWELLING
AT 9 SPINFIELD PARK, HARLOW

Drawing Title
EXISTING FIRST FLOOR PLAN

Client
MR & MRS HUNWICK

Scale
1:100

Dwg No
P 289 / 4

NP DESIGNS
Architectural Consultants

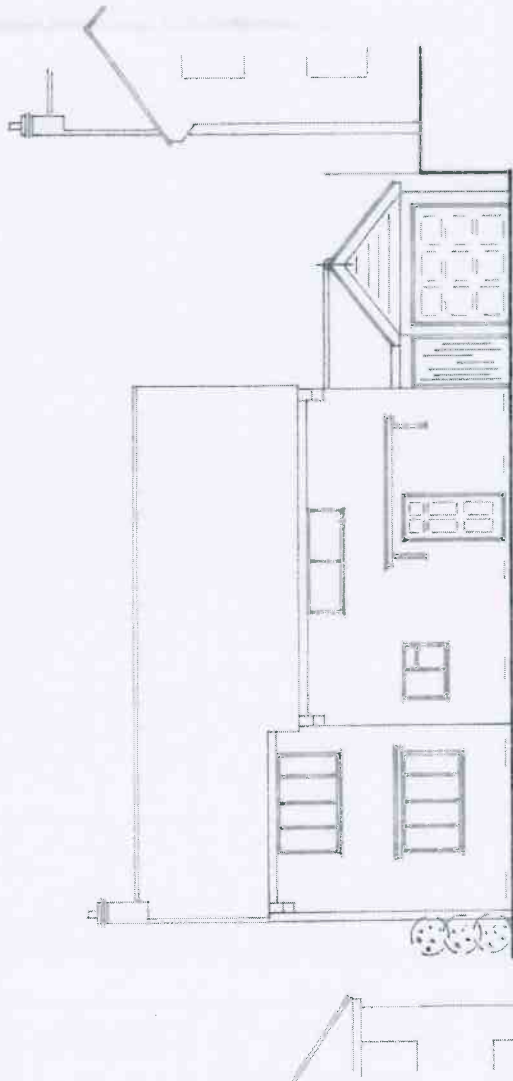
ROOSEBURY ROAD, HULLINGTON AVENUE
SPOWLAN
WIMBORNE, HAMPSHIRE, PO8 8HT

TEL: 013 328 8881 EMAIL: npdesigns@npdesigns.com

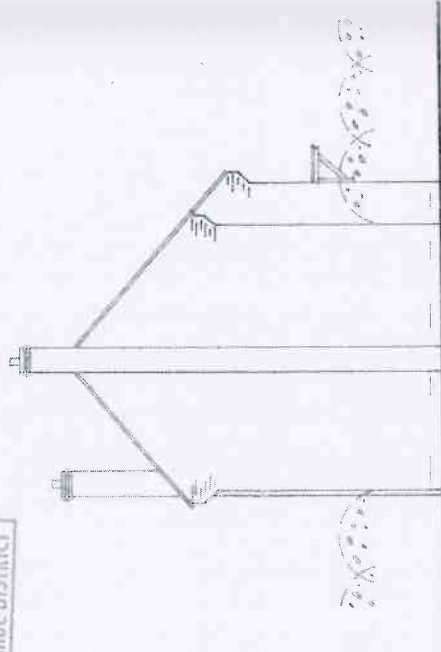


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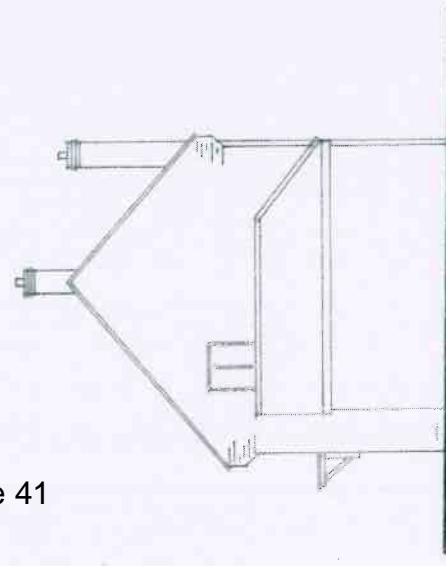
PLANNING
29 MAY 2018
WYCOMBE DISTRICT



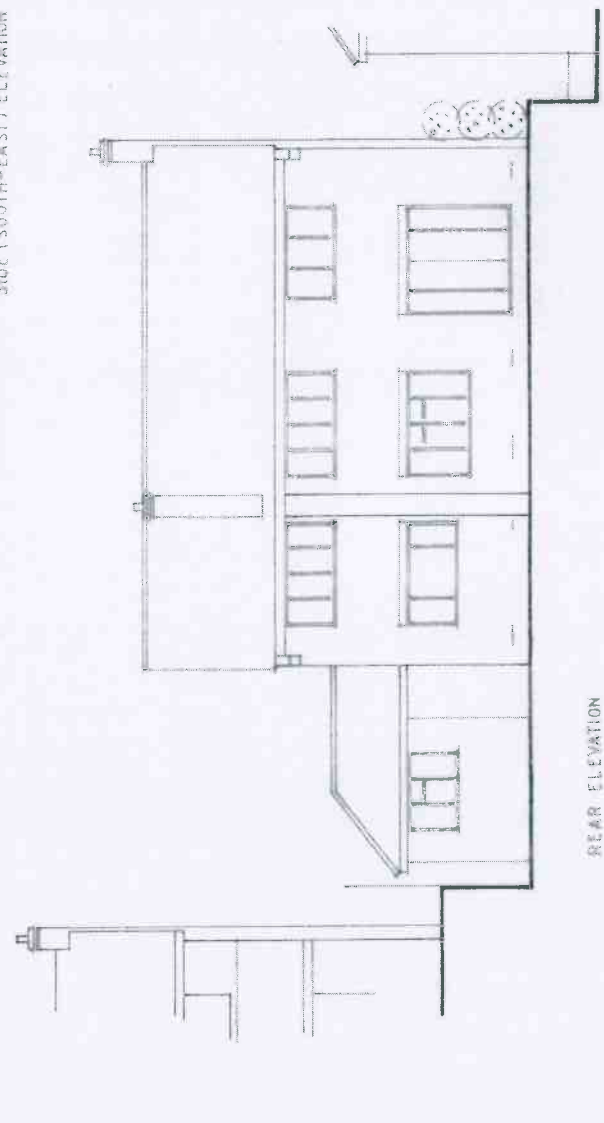
FRONT ELEVATION



SIDE (SOUTH-EAST) ELEVATION



SIDE (NORTH-WEST) ELEVATION



REAR ELEVATION

18(06486)fm

Project
PROPOSED REPLACEMENT DWELLING
AT 9 SPINFIELD PARK, MARLOW

Drawing Title
EXISTING ELEVATIONS

Client
MR & MRS HUNNICK

NP DESIGNS
Architectural Consultants

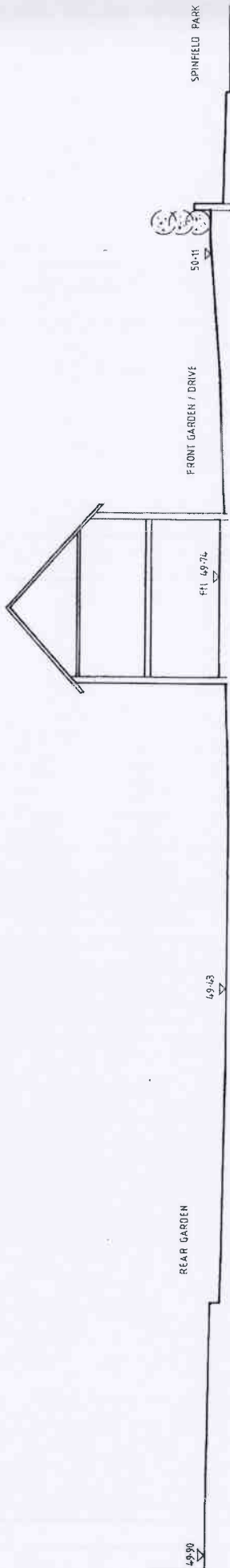
WOODSIDE HOUSE, 145 LITTLEWOOD AVENUE
COWLEY
OXFORD OX4 1JL
TEL: 01865 855111 FAX: 01865 855112
www.npdesigns.co.uk

Scale
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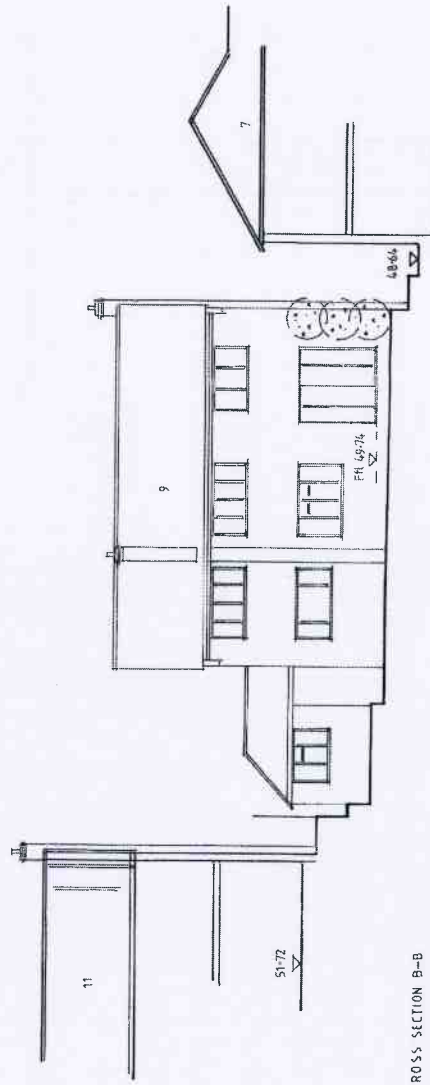
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CROSS SECTION A-A



NOTES
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PROPOSED REPLACEMENT DWELLING
AT 9 SPINFIELD PARK, MARLOW

Drawing Title:
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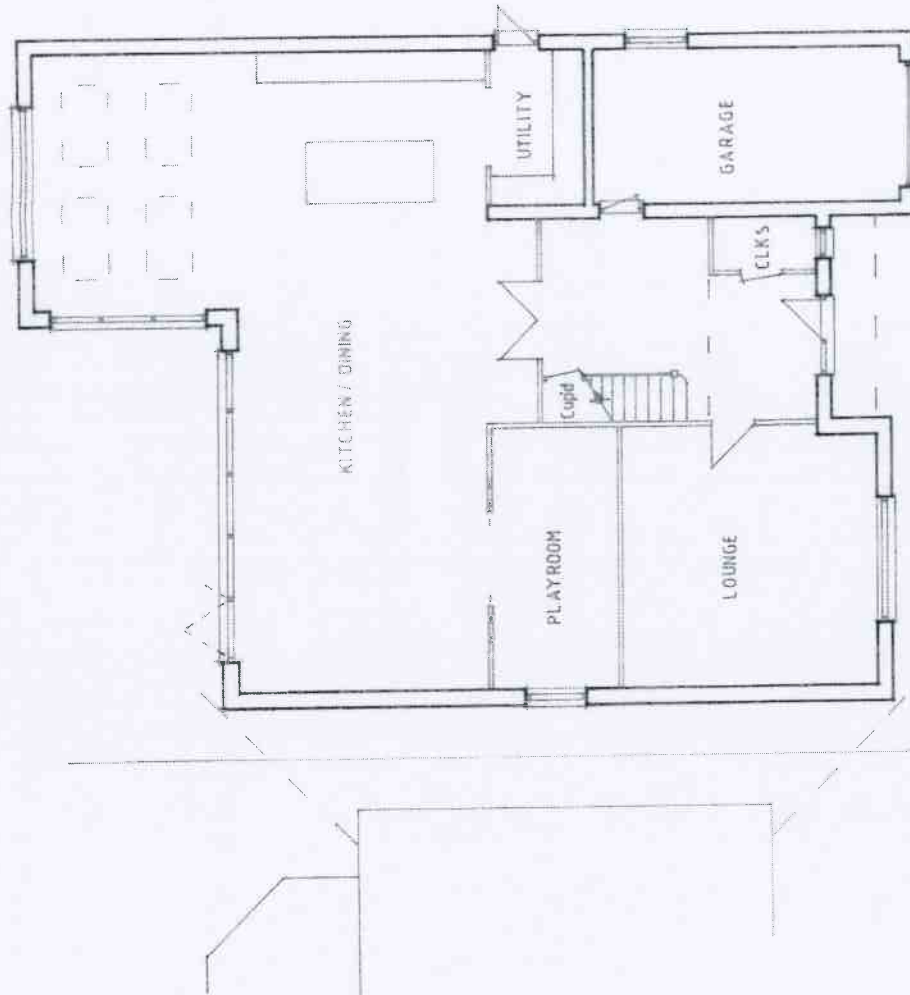
Client:
MR & MRS HUNWICK

NP DESIGNS
Architectural Consultants
WOODRIFE HOUSE, 106 LONDON ROAD AVENUE
WATFORD, HERTS, WAT11 1LW
TEL: 01329 241111, EMAIL: np@npdesigns.com

Scale: 1:100
Drawn: P 289 / 11
Rev:

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Original paper size A2

PLANNING
29 MAY 2018
WYCOMBE DISTRICT



18/06486/19

Rev A - Minor revisions;
(May 16)

Project

PROPOSED REPLACEMENT DWELLING
AT 9 SPINFIELD PARK, HARLOW.

Drawing Title

PROPOSED GROUND FLOOR PLAN

Client

MR & MRS HURWICK

NP DESIGNS

Architectural Consultants

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CHORLEY,
WATERLOO ROAD, WINDYBUSH, PO8 9ET
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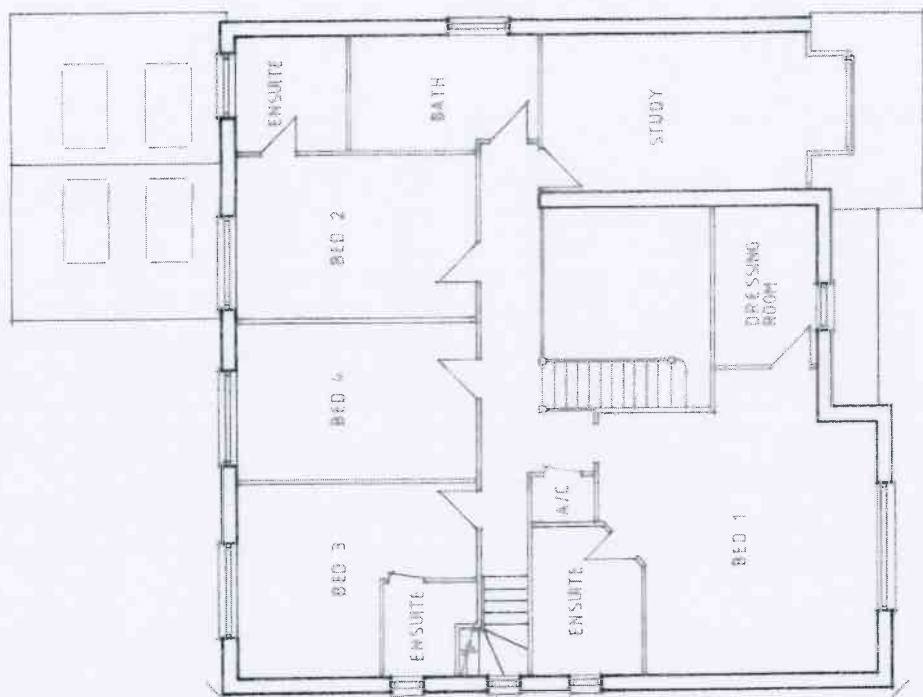
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Original paper size A3

PLANNING
29 MAY 2018
WYCOMBE DISTRICT

1806486/Fu



Rev A - Minor revisions;
(May 18)
Project

PROPOSED REPLACEMENT DWELLING
AT 9 SPINFIELD PARK, MARLOW

Drawing Title

PROPOSED FIRST FLOOR PLAN

Client

MR & MRS HUNWICK

NP DESIGNS
Architectural Consultants

WOODSIE HOUSE, 108 LORWOOD AVENUE
COMPLAX,
MERELODOLLE, HARTFORD, MK45 8AA
TEL: 01235 828181 EMAIL: npdesigns@npdesigns.com

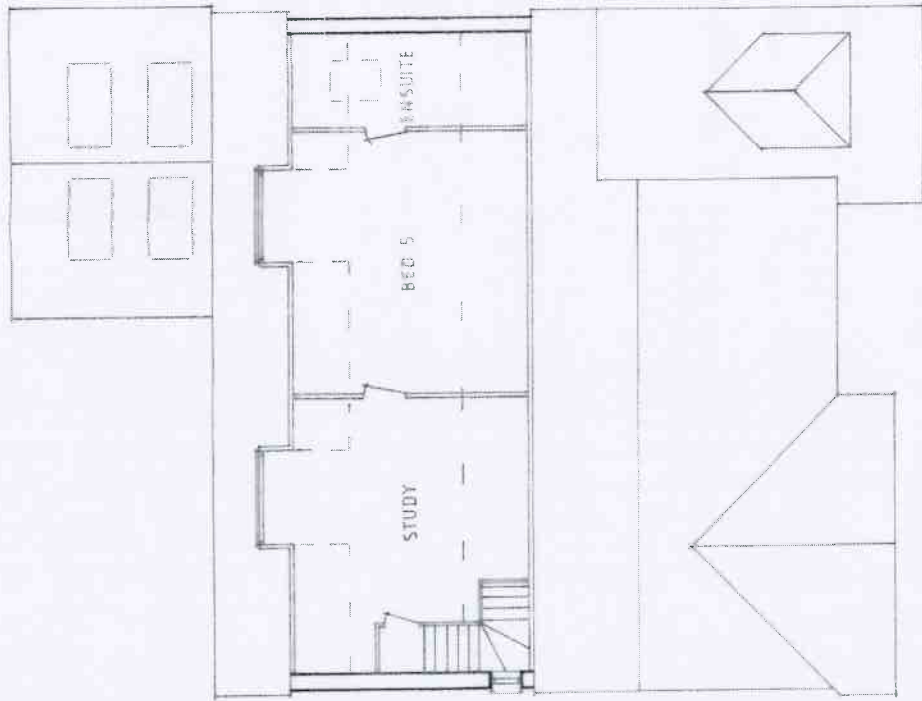
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Dwg No: P 205/7
Rev: A



Original paper size A3

PLANNING
2.9 MAY 2018
WYCOMBE DISTRICT



18/06/18 (Rev)

Rev A - Minor revisions;
(May'18)

Project

PROPOSED REPLACEMENT DWELLING
AT 9 SPINFIELD PARK, MARLOW.

Drawing Title

PROPOSED LOFT PLAN

Client

MR & MRS HUNWICK

NP DESIGNS
Architectural Consultants

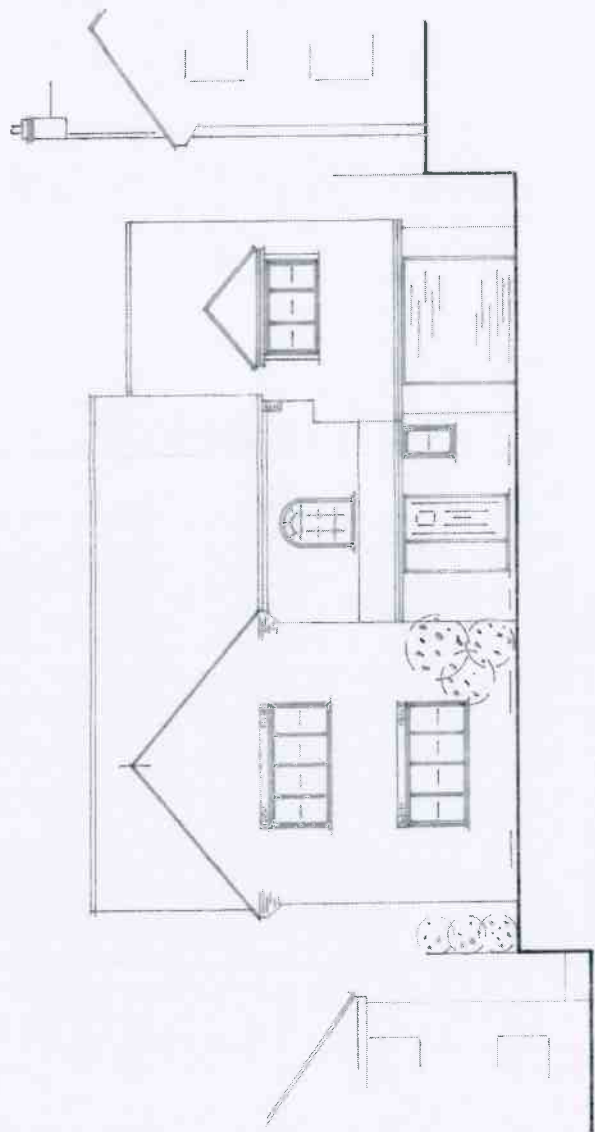
WOODSIE HOUSE, 180 LOWWOOD AVENUE
COMPLAN,
WATERSLOVE, HAMPSTEAD, MK4 4JL
TEL: 01295 8224 8871 EMAIL: npdesigns@npdesigns.com

Scale 1:100

Dwg No: P 20978 Rev: A



PLANNING
29 MAY 2010
WYCOMBE DISTRICT



FRONT ELEVATION

18106486/fw

Rev A - Minor revisions
(May'18)

Project

PROPOSED REPLACEMENT DWELLING
AT 9 SPINFIELD PARK, MARLOW

Drawing Title

PROPOSED ELEVATIONS (SHEET 1)

Client

MR & MRS HUNNICK

NP DESIGNS

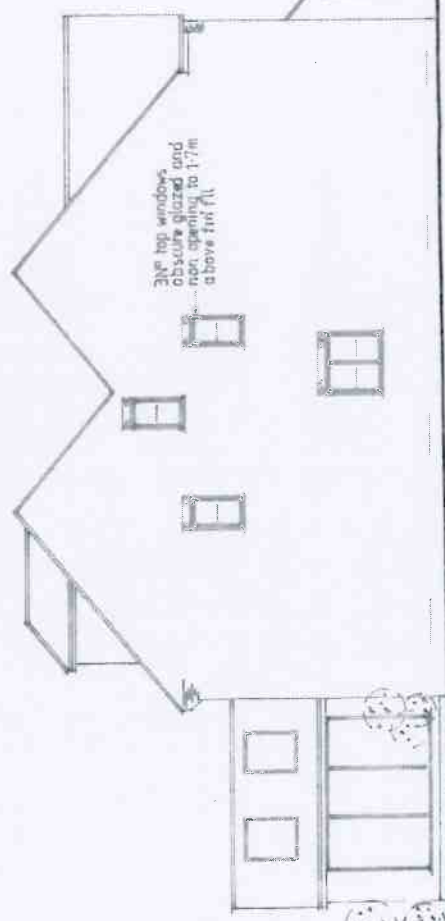
Architectural Consultants

WOODSIDE HOUSE, 116 LORWOOD AVENUE
COBLENCE,
MIDDLESEX, HA5 2JL
TEL: 01875 24111; 0208 1000000

Scale: 1:100

Draw No. P 289 / 9

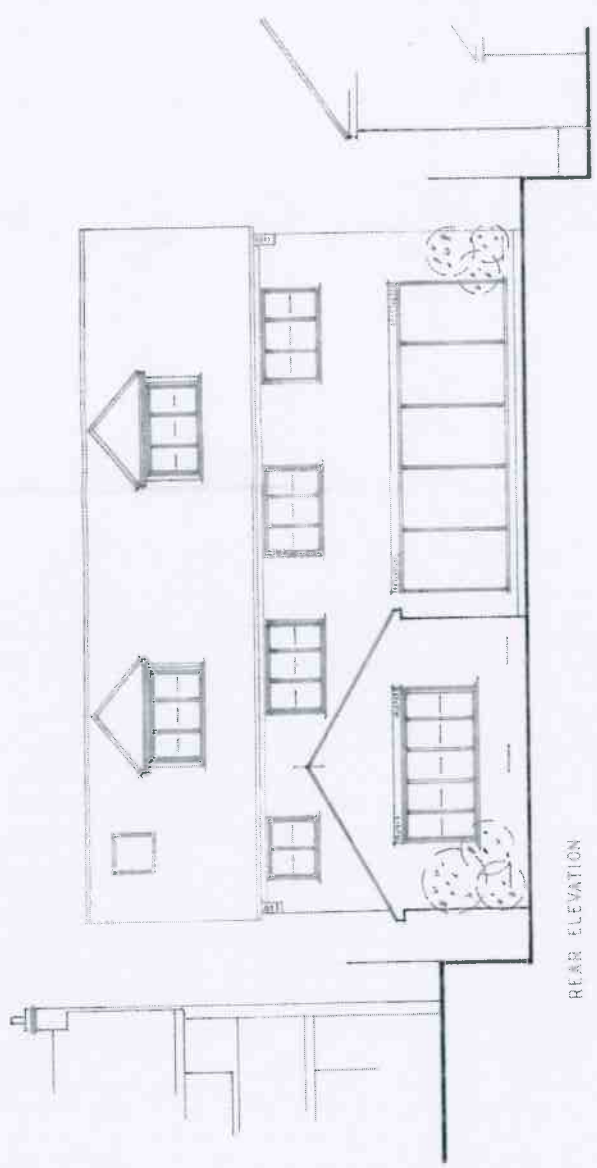
Rev. A



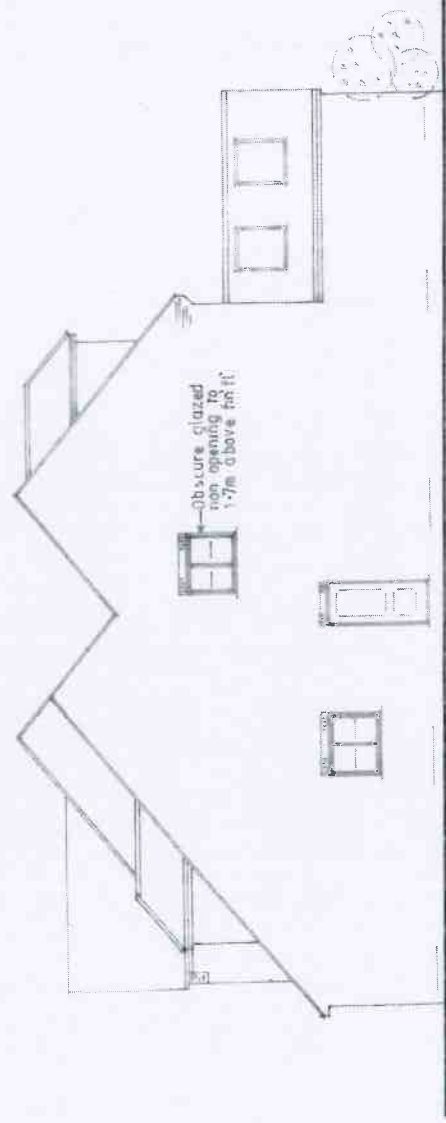
SIDE (SOUTH-EAST) ELEVATION



PLANNING
29 MAY 2018
WYCOMBE DISTRICT



REAR ELEVATION



SIDE (NORTH-WEST) ELEVATION

0m 1m 2m 3m 4m
Original paper size A3

18/06/18 (Fin)

Rev A - Minor revisions,
(May 18)

Project

PROPOSED REPLACEMENT DWELLING
AT 9 SPINFIELD PARK, MARLOW.

Drawing Title

PROPOSED ELEVATIONS (SHEET 2)

Client

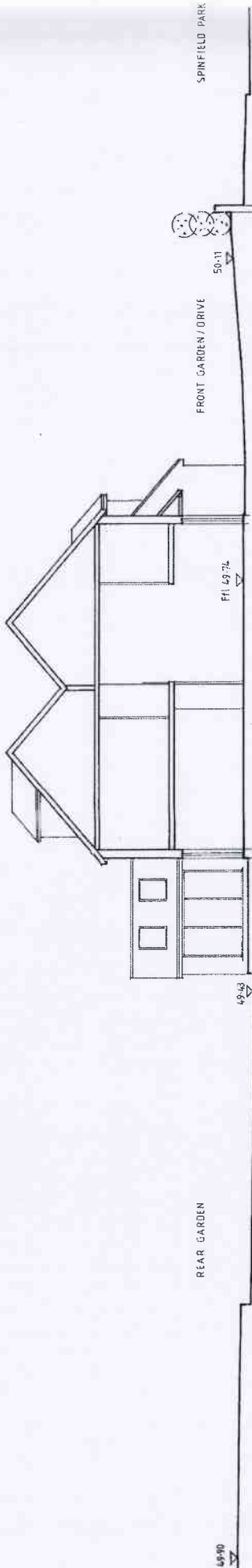
MR & MRS HUNWICK

NP DESIGNS
Architectural Consultants

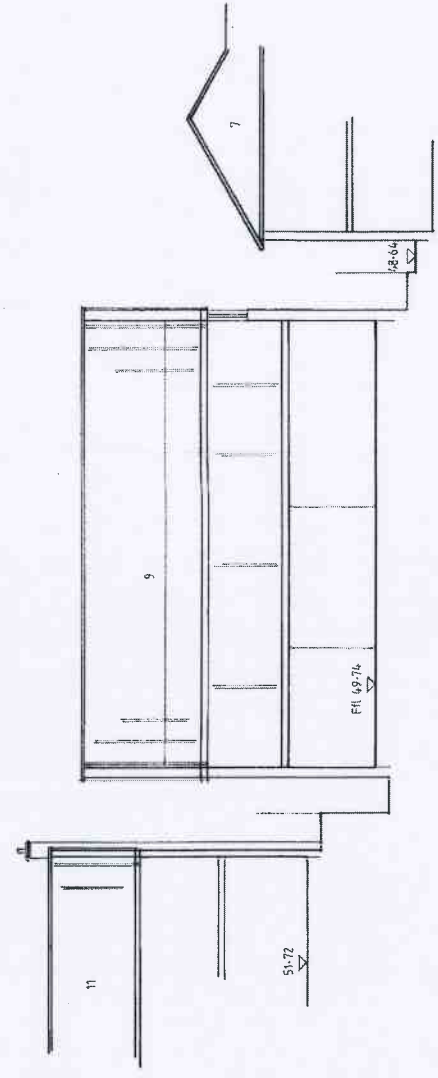
WOODSIDE HOUSE, 118 LINDFIELD AVENUE
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WATERLOOVILLE, HANTS RG10 2EJ
TEL: 01256 388 081, 0800 1 100 000
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Scale 1:100

Dwg No p 269 / 10 Rev A



CROSS SECTION A-A



CROSS SECTION B-B

NOTES
1 Level heights to U.S. Datum
using GPS.



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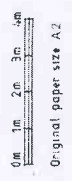
Project:
PROPOSED REPLACEMENT DWELLING
AT 9 SPINFIELD PARK, MARLOW

Drawing Title:
PROPOSED CROSS SECTIONS

Client:
MR & MRS HUNNICK

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WINDLEWALLE (HAMPSHIRE) RG10 1JF
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Scale: 1:100
Draw No: P 289/12
Rev:



Agenda Item 8.

1. Pre-Planning Committee Training/ Information Sessions

Officer contact: Alastair Nicholson

DDI: 01494 421510

Email: alastair.nicholson@wycombe.gov.uk

Wards affected: All

PROPOSED DECISION OR RECOMMENDATION TO COUNCIL

1.1 The Committee note that the next pre-committee training/information session is scheduled for 6.00pm on Wednesday 17 October 2018 in Committee Room 1.

1.2 It is proposed that a presentation will be made for a scheme being promoted by Wycombe District Council to provide Temporary Accommodation on the Desborough Road car park.

Provisionally a presentation is scheduled for 14 November regarding the proposed redevelopment of the Chilterns Shopping Centre, and potentially a presentation regarding the proposed development of Gomm Valley on 12 December.

Corporate Implications

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

Sustainable Community Strategy/Council Priorities - Implications

1.4 None directly.

Background and Issues

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

Options

1.6 None.

Conclusions

1.7 Members note the recommendation.

Next Steps

1.8 None.

Background Papers: None.

Agenda Item 10.

For Information: Delegated Action Authorised by Planning enforcement Team

Between 07/08/2018-03/09/2018

Reference	Address	Breach Details	Authorised	Type of Notice
17/00259/OP	Garage Site Rear Of 166 Totteridge Road High Wycombe Buckinghamshire	Demolition of existing building and erection of single storey building to form 1 x 2 bed dwelling in breach of permission ref: 15/06919/FUL	08-Aug-18	No material Harm
18/00293/CU	23 Colborne Road High Wycombe Buckinghamshire HP13 6XZ	Alleged material change of use from dwelling (C3) to hotel (C1)	10-Aug-18	Planning Contravention Notice
18/00034/OP	86 Jasmine Crescent Princes Risborough Buckinghamshire HP27 0AQ	Without planning permission the insertion of dormer window with juliet balcony to rear & a velux window to front, external alterations and installation of new block paving	16-Aug-18	Enforcement Notice
18/00272/OP	288 Desborough Avenue High Wycombe Buckinghamshire HP11 2TJ	Without planning permission the carrying out of unauthorised excavation works and engineering operations including the creation of a terraced area to the rear and a parking area to the front on the Land	16-Aug-18	Enforcement Notice
18/00181/OP	49 Kennedy Avenue High Wycombe Buckinghamshire HP11 1BX	Alleged material change of use of land to a mixed use of residential and commercial	17-Aug-18	Planning Contravention Notice
15/00475/OP	1 Buckingham Drive High Wycombe Buckinghamshire HP13 7YB	Without planning permission the siting of a portakabin	03-Sep-18	Commence Prosecution Investigation

Reference	Address	Breach Details	Authorised	Type of Notice
18/00178/MS	49 West Street Marlow Buckinghamshire SL7 2LS	Without listed building consent, the installation of UPVC windows in the first floor front and rear elevation.	16-Aug-18	Listed Building Enforcement Notice
15/00210/OP	Land Adjacent Craycraf Nash Lee Road Terrick Buckinghamshire HP17 0TQ	Without planning permission the importation and laying of hard core. Without planning permission the formation of a bund	08-Aug-18	Not in the Public Interest to pursue further action
18/00146/OP	1 Stag Cottages Bottom Hill Hambleden Buckinghamshire RG9 6SP	Without planning permission the erection of a detached outbuilding	31-Aug-18	Enforcement Notice
18/00241/CU	Brenland Holly Green Lane Bledlow Buckinghamshire HP27 9PL	Without planning permission a material change of use of land to residential garden and erection of summerhouse and closed board fencing	16-Aug-18	No material Harm
18/00273/OP	29 Telford Way High Wycombe Buckinghamshire HP13 5EB	Without planning permission the carrying out of unauthorised excavation works and engineering operations including the creation of a terraced area to the rear	16-Aug-18	Enforcement Notice