

**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.