



## Planning Committee

Date: 17 October 2018  
Time: 7.00 pm  
Venue: Council Chamber  
District Council Offices, Queen Victoria Road, High Wycombe Bucks

### Membership

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

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

### Standing Deputies

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

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

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

## Agenda

Item		Page
1.	<b>Apologies for Absence</b> To receive apologies for absence.	
2.	<b>Minutes of the Previous Meeting</b> To confirm the Minutes of the meeting of the Planning Committee held on 19 September 2018 (attached).	1 - 4
3.	<b>Declarations of Interest</b> 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**

- 4. **Planning Applications**
- 5. **18/06550/FUL - Hoppers Farm, Cockpit Road, Great Kingshill, Buckinghamshire, HP15 6ES** 5 - 21

**Other items**

- 6. **Pre-Planning Committee Training / Information Session** 22
- 7. **Appointment of Members for Site Visits**  
To appoint Members to undertake site visits on Tuesday 13 November 2018 should the need arise.
- 8. **Delegated Action Authorised by Planning Enforcement Team** 23 - 24
- 9. **File on Actions Taken under Delegated Authority**  
Submission of the file of actions taken under delegated powers since the previous meeting.
- 10. **Supplementary Items (if any)**  
If circulated in accordance with the five clear days' notice provision.
- 11. **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](mailto:committeeservices@wycombe.gov.uk)**

## Planning Committee Mission Statement

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

Through its decisions it will:

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

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

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

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

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

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

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

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

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

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

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

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

Note this summary is compiled consulting the following documents:

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

## Planning Committee Minutes

Date: 19 September 2018

Time: 6.30 - 8.18 pm

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

Councillors M Asif, Ms A Baughan, S Graham, C B Harriss, A E Hill, A Lee, N B Marshall, H L McCarthy, Ms C J Oliver, S K Raja, A Turner and C Whitehead.

Standing Deputies present: Councillors G C Hall.

Apologies for absence were received from Councillors: Mrs J A Adey, D A Johncock and N J B Teesdale.

### LOCAL MEMBERS IN ATTENDANCE

Councillor Mrs L Clarke OBE

### APPLICATION

18/06437/FUL

### 44 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 22 August 2018 be approved as a true record and signed by the Chairman.

### 45 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 46 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.

### 47 18/05695/FUL - 316 WEST WYCOMBE ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 4AB

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

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

The Committee was addressed by Parish Councillor Neil Timberlake on behalf of the West Wycombe Parish Council in objection and Mr Jake Collinge, the agent on behalf of the applicant.

Councillor S Raja left the meeting.

**48 18/06437/FUL - 1 WORDSWORTH ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2UT**

Following a full debate, Members voted in favour of the motion to refuse the application on the following grounds:

In the opinion of the Local Planning Authority, the raised decking to the rear of the dwelling, as constructed, had significantly increased the level of overlooking afforded to the neighbouring property at 1 Tennyson Road. It provided views into habitable rooms and the garden of the property which caused a severe loss of privacy. Whilst this could be mitigated through the construction of screening around the decking, such screening would be of a size and proximity to the boundary that would be overbearing in appearance and thus detrimental to the residential amenities of the occupiers of this property. The development thus conflicted with policies G3 and G8 of the Adopted Local Plan and Policies DM35 and DM36 of the New Wycombe District Local Plan.

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

The Committee was addressed by Councillors Mrs L Clarke OBE and Hill, the local Ward Members.

**49 18/06486/FUL - 9 SPINFIELD PARK, MARLOW, BUCKINGHAMSHIRE, SL7 2DD**

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

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

The Committee was addressed by Councillor N Marshall, the local Ward Member.

The Committee was addressed by Mr Bill Dailey, a neighbour in objection and Mr Matthew Hunwick, the applicant.

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

Members noted that it was proposed a presentation be made for a scheme being promoted by Wycombe District Council to provide Temporary Accommodation on the Desborough Road car park. This presentation would take place at 6.00pm on Wednesday 17 October 2018 in Committee Room 1.

**51 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 16 October 2018 in respect of the agenda for the meeting on Wednesday 17 October 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.

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

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

**53 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.

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Chairman

**The following officers were in attendance at the meeting:**

Mrs T Coppock	Planning Solicitor
Mrs L Hornby	Senior Democratic Services Officer
Mr R Martin	Development Management Team Leader
Mr P Miller	Technical Officer
Mr A Nicholson	Development Manager
Mr C Power	Development Management Team Leader

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# Agenda Item 5.

Contact: Jenny Ion DDI No. 01494 421599

App No : 18/06550/FUL App Type : FUL

Application for : Change of use from agricultural building to 2 bed agricultural workers dwelling and associated alterations

At Hoppers Farm, Cockpit Road, Great Kingshill, Buckinghamshire, HP15 6ES

Date Received : 12/06/18 Applicant : Aviagen Turkeys Ltd

Target date for decision: 07/08/18

## 1. **Summary**

- 1.1. Permission is sought for the conversion of the existing building to a two bedroom dwelling. The application documents indicate that the dwelling would be occupied by an agricultural worker in connection with the management of the adjacent turkey farm.
- 1.2. The site is in the Green Belt and Chilterns AONB. The proposed conversion represents appropriate development in the Green Belt and is acceptable in principle. The proposed alterations to facilitate the conversion are appropriate to this rural AONB location. The dwelling would have a modest curtilage and the requisite level of parking and would not have an adverse impact on the amenities of the surrounding area or neighbouring dwellings and is therefore recommended for approval.

## 2. **The Application**

- 2.1. The existing building is a single storey, brick building with sheet roof, with a lean-to timber clad extension to one side. The proposal would demolish the lean-to and convert the brick building into a single dwelling providing two bedrooms and an open plan living / dining / kitchen space.
- 2.2. The building currently has a single personnel door in the north side and two larger openings in the gable end. The scheme would reuse the door opening and the opening in the east elevation, but would include the addition of new windows in the south, north and west elevations.
- 2.3. A parking area would be provided on the north side of the building large enough for at least three cars, and a modest garden 6 metres deep would be created on the south side in place of the existing lean-to with a 3 metre strip on the west side for maintenance access.
- 2.4. The application is accompanied by:
  - a) Design and Access Statement
  - b) Drainage statement
  - c) Ecology Report
  - d) Structural report
- 2.5. Additional information was provided regarding surface water drainage at the request of the Lead Local Flood Authority (LLFA).

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

- 3.1. In accordance with paragraph 38 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
  - offering a pre-application advice service,



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

### 3.2. In this instance

- the applicant/agent was updated of any issues after the initial site visit,
- the application was acceptable as submitted and no further assistance was required.
- The applicant was provided the opportunity to submit additional information regarding surface water drainage.
- The application was dealt with/approved without delay.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

## 4. **Relevant Planning History**

- 4.1. 14/08212/FUL - Demolition of existing office building and ancillary building and erection of 3 x 5 bed and 1 x 4 bed detached dwellings with attached garages, associates parking and access. Refused permission.
- 4.2. 07/08155/OUT - Outline application with all matters reserved for the redevelopment of site for residential use (erection of 36 two storey dwelling houses) with landscaped open space. Refused and dismissed at appeal.
- 4.3. 15/06293/FUL - Change of use of land to allow the stationing of 1 x static caravan (retrospective).

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

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

ALP: C7 (Re-use and Adaptation of Buildings in the Countryside), GB2 (Green Belt)

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

DSA: DM1 (Presumption in favour of sustainable development),

New Local Plan (Submission Version): CP1 (Sustainable Development), DM33 (Managing Carbon Emissions, Transport and Energy Generation). DM42 (Managing Development in the Green Belt), DM45 (Conversion of Existing Buildings in the Green Belt and Other Rural Areas)

- 5.1. The re-use of existing buildings in the Green Belt is appropriate development in the Green Belt as set out at paragraph 146 of the NPPF (2018). Both Policy C7 of the adopted Local Plan and Policy DM45 of the emerging plan also make provision for the conversion of buildings to new uses.
- 5.2. The existing building was previously used as part of the turkey farm that operates on this site. The building is of single skin brick construction and appears to be of substantial construction which, with normal maintenance and repair, would be expected to remain for many years. Paragraph 146 of the NPPF states that the re-use of buildings which are of permanent and substantial construction is not inappropriate provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Policy C7 of the adopted Local Plan makes allowance for re-use of buildings subject to a number of criteria and Policy DM45 of the emerging Local Plan also allows for re-use of buildings.
- 5.3. A structural report has been submitted with the application which assesses the condition of the building and what work would be required to repurpose it for residential use.
- 5.4. The building is 15 x 6 metres, of single skin brick on a concrete strip foundation with

- steel roof trusses supported by the walls carrying an asbestos sheet roof covering. External brick piers are positioned in line with the trusses. The floor is a ground bearing concrete slab on consolidated stone.
- 5.5. The report did not find any evidence of structural movement in the external walls. Whilst some of the brick work has perished, particularly in the brick piers, these could be cut out and replaced. The report indicates that the roof covering will need to be replaced but this can be supported off the existing walls and foundations with new timber trusses. The floor slab can be retained and used as a base for a new insulated reinforced slab with damp proof membrane, and the slab can be used to support the internal walls.
  - 5.6. The walls are proposed to be refaced externally with brick and brick and flint. Internally they will be lined, either with block work and insulation built off the floor slab, or with an insulated timber stud partition. A trial hole was dug to expose the existing foundation which is sufficient to support the addition of an outer leaf of brickwork.
  - 5.7. The submitted information establishes that the existing building is of sound construction and could be converted without substantial reconstruction. The conversion is acceptable in principle, subject to the details of the works themselves being acceptable in design terms. Although Policy C7 of the adopted Local Plan expresses a preference for conversion to business use this is not in line with paragraph 146 of the NPPF.
  - 5.8. The supporting information advises that the intention is for the building to provide accommodation for an agricultural worker in connection with the management of the existing turkey farm. Hoppers Farm is a turkey egg laying farm providing pedigree breeding stock. The supporting information states that the company require a farm manager to be resident at the site to ensure bird welfare requirements are met. The site has also been subject to thefts and the full-time presence would reduce the likelihood of further thefts and improve security to the breeding stock. Alarms within the livestock buildings would be connected to the house to alert the manager to security or welfare issues, enabling a rapid response. The applicant has no objection to the imposition of an occupancy condition.
  - 5.9. Since the proposal is for a conversion, which is acceptable in principle, as set out above, under both national and local policy, it is not necessary for the applicant to provide justification for the conversion on the grounds of agricultural need. This also means it is necessary to consider whether it imposing an occupancy condition, restricting occupation of the dwelling to an agricultural worker only, is justified.
  - 5.10. The location of the building is well within the larger farm "site". The main complex of buildings is to the south east, at a distance of about 220 metres. Vehicular access to these buildings uses the same access to Cockpit Road. The internal access route passes within 20 metres of the building. Given the potential for amenity impact from noise and disturbance and odour associated with the farming activities, an occupancy condition on amenity grounds would be justified.
  - 5.11. Whilst the concern of third parties is noted, about previous disposal of dwellings by the applicant, and possible future pressure for additional dwellings, this application must be determined on its individual merits. Given that a conversion generally accords with planning policy little weight can be given to the sale of dwellings in the past. The conversion of this building to a farm managers dwelling would reduce pressure for further dwellings in the future. If such an application is made for a new agricultural workers dwelling in the future all relevant issues will be taken into account, including the provision of this dwelling as a conversion.
  - 5.12. Third parties have objected on the grounds that permitting a conversion would set a precedent for further residential development. This would not be the case as development on land which is not previously developed remains tightly controlled in

the Green Belt under both local and national policy.

### **Transport matters and parking**

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), T7 (Public transport), T8 (Buses), T12 (Taxis), T13 (Traffic management and calming), T15 (park and ride), T16 (Green travel)

CSDPD: CS16 (Transport), CS21 (Contribution of development to community infrastructure)

DSA: DM2 (Transport requirements of development sites)

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.13. The proposed scheme includes space for parking next to the building which is sufficient to meet the needs of a dwelling of this size, as set out in the Buckinghamshire Countywide Parking Guidance. One space is required for a dwelling with up to 4 habitable rooms in Residential Zone B.
- 5.14. The dwelling would be reached via the main entrance to the farm onto Cockpit Road. The Highway Authority's initial comments indicated that they would not have any objections if an occupancy condition was imposed since this would limit the number of additional trips through the access. The Highways Officer was asked to assess whether the vision was below standard to justify such a condition. The Highway Authority has now confirmed that the visibility at the access can be achieved to the required standard and they do not object to the application subject to a condition being imposed to secure the vision splay. This may require the trimming of some vegetation within highway limits.

### **Raising the quality of place making and design / Impact on the AONB**

ALP: G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), C7 (Re-use and Adaptation of Buildings in the Countryside), L1 (The Chilterns Area of Outstanding Natural Beauty)

CSDPD: CS17 (Environmental Assets), CS19 (Raising the quality of place shaping and design)

New Local Plan (Submission Version): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality), DM45 (Conversion of Existing Buildings in the Green Belt and Other Rural Areas)

- 5.15. The existing building is of utilitarian form and materials, and the proposal therefore involves re-cladding the building externally with brick and flint, which are traditional local building materials. The overall shape and form of the building will remain the same, apart from the addition of a modest porch. The scheme proposes new door and window openings to suit the proposed internal layout there being relatively few existing openings, but does make use of two of the existing openings.
- 5.16. The external changes will secure a significant improvement in the external appearance, subject to the use of suitable materials and execution of flint work in the traditional manner, both of which can be secured by conditions. Whilst the re-cladding in some circumstances could amount to re-building, the structural report, which includes an outline methodology for the conversion works, indicates that the existing walls would be retained and that existing foundations are sufficient to allow for this work.
- 5.17. The plans indicate the use of plain clay tiles for the roof, however the existing roof pitches is below the 35 degree minimum required for plain clay tiles. Slate would be an acceptable alternative in this AONB location. Other alternatives include profile sheeting with insulation attached on the underside which, given that the existing buildings have profile asbestos sheet roofs, would be acceptable in this location. The approval of materials can be secured by condition.

- 5.18. The dwelling would be provided with an area of garden immediately adjacent to it with access from within the house, giving surveillance over the garden. The gardens is not excessively large and does not encroach into the adjacent fields. The site measures approximately 16 x 18 metres, and residential use would be restricted to this area. Any future encroachment beyond the application site area would require permission in its own right.
- 5.19. The parking would be provided on plot and would also be visible from within the dwelling. The scheme is therefore considered to achieve a satisfactory layout.
- 5.20. The plans indicated close boarded fencing to surround the garden, however this is not appropriate in this rural location. A post and rail fence with mixed native hedgerow would be a more suitable boundary treatment and it is intended to secure this by condition.

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

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) Appendix 1

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

Housing intensification SPD

New Local Plan (Submission Version): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)

- 5.21. Hoppers House, the nearest neighbouring property, is over 55 metres away from the building and would not be affected in terms of loss of light or privacy. Whilst access to the building passes Hoppers House this is the main entrance for the farm and, given the low number of trips associated with a dwelling of this size, it would not result in a significant increase in use of the access or additional noise and disturbance.
- 5.22. The conversion would provide spacious living accommodation with sufficient natural light. A garden area with sufficient space for sitting out is proposed which is not unduly overlooked or shaded. As such a satisfactory living environment would be provided for future occupiers.
- 5.23. As set out above, the building is located within a working farm, the access to which passes close to the building. Occupation of the dwelling by someone not related to the farm could result in conflict with the operation of the farm due to issues of noise and disturbance, particularly from vehicular movement, and odour. Restricting occupation to a person employed at Hoppers Farm would address this concern.

### **Flooding and drainage**

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

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

- 5.24. The site is not located in an area at risk of flooding. The application is accompanied by details of the proposed method of surface water drainage, which would be to a soakaway. Further details were provided during the course of the application to satisfy the Lead Local Flood Authority that this means of surface water drainage was acceptable. They have indicated that they have no objection subject to an appropriate condition to secure details of the surface water scheme.
- 5.25. The forms state that the drainage would be to a septic tank. Where mains drainage is not available foul drainage should be provided in accordance with the hierarchy set out in the National Planning Practice Guidance (NPPG). For a development of this scale a septic tank would be appropriate.

## **Ecology**

CSDPD: CS17 (Environmental assets)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

New Local Plan (Submission Version): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 5.26. The application is accompanied by an ecological report which confirms that there is no evidence of bats using the building, nor of nesting birds such as barn owls or swallows. The report recommended a precautionary approach to the removal of the timber lean-to and potential enhancements such as the provision of bat boxes. These could be secured by condition. There would therefore be no adverse impact on protected species or habitat and enhancements could be secured.

## **Building sustainability**

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

New Local Plan (Submission Version): DM41 (Optional Technical Standards for Building Regulations Approval)

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

## **Infrastructure and Developer Contributions**

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

BCSNP: Policy 13 (Connecting the Parish)

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth)

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

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

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

## Recommendation: Application Permitted

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 9468/2C, 9468/20 and 9468/21 unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any 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 Unless otherwise agreed in writing by the Local Planning Authority, the flint work shall be constructed in the following manner:

  - a) The flint work shall be laid on site, not constructed of pre-made blocks
  - b) The flints shall be laid in a lime mortar mix with slightly recessed pointing, the joints brushed, rubbed or bagged prior to hardening off to avoid a smooth finish
  - c) The flints shall be random coursed and tightly packed to avoid excessive mortar proportions

Reason: In the interests of reinforcing the local character of the Area of Outstanding Natural Beauty through the use of traditional building techniques.
- 5 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To secure a satisfactory appearance.
- 6 The conversion shall be carried out in accordance with the method outlined in the structural report by Platt White Partnership and the details shown on the approved drawings unless otherwise first agreed in writing by the Local Planning Authority.  
Reason: To ensure that the conversion retains the existing structures and does not result in the substantial reconstruction of the buildings which would be contrary to local and national policies for development in the Green Belt.
- 7 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 CS 18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).
- 8 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 soakaways and associated and drainage components
- \* Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- \* Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus (40%) 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.
- \* A whole life maintenance and management plan detailing the maintenance activities, their frequency and who will be responsible for this maintenance work.

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 103 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk, and because the works below ground may need to be undertaken before other elements of the construction begin.

- 9 Prior to the occupation of the development hereby permitted a scheme for ecological enhancements shall be implemented in accordance with a detailed scheme which follows the recommendations at paragraph 4.1.2 of the Ecological Appraisal by Dunelm Ecology and has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of ecological enhancements in the interest of biodiversity.

- 10 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 11 The dwelling hereby approved shall not be occupied until the fencing has been erected to demarcate the site boundary, in accordance with details which have first been submitted to and agreed in writing by the Local Planning Authority. The fencing should be post and rail, or similar, fencing. The fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the extent of the residential curtilage of the dwelling is clearly defined, to prevent encroachment into the countryside, in a manner which is appropriate to the rural location of the site.

- 12 The dwelling shall not be brought into use before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the provision for:

- \* mixed native hedgerow planting along the site boundaries ;
- \* native planting to reflect the rural context of the application site;
- \* structural planting of a scale and size relative to the development to soften the appearance of the development and to provide a high quality environment.

The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 13 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A, C, D and E of Part 1 and Class A of Part 2 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.

- 15 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in agriculture as defined in Section 336 (1) of the Town & Country Planning Act 1990, at Hoppers Farm, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

Reason: In the interest of the amenity of the occupiers of the dwelling given the proximity to the existing farm buildings and access roads and to prevent pressure for an additional dwelling on the site which would result in encroachment into the countryside. .

- 16 Details of the non-mains sewerage shall be submitted to and approved in writing by the Local Panning Authority. The details shall demonstrate compliance with paragraph 020 (Reference ID: 34-020-20140306) of the National Planning Policy Guidance (NPPG) entitled: "Are there particular considerations that apply in areas with inadequate wastewater infrastructure?" Should anything other than a package treatment plant be chosen, the applicant will need to submit a drainage assessment to the Local Planning Authority in accordance with NPPG. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development.

Reason: To ensure the provision of adequate foul drainage, to protect controlled waters and residential amenity.

- 17 No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

## 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.

The applicant was updated on the progress of the application which was determined within the timescale agreed with the applicant.

- 2 In accordance with the advice at section 4 of the report by Dunelm Ecology, as a precautionary measure the timber panelling on the western elevation should be removed carefully by hand. In the unlikely event of a bat being discovered, works must cease immediately, and a licensed bat ecologist contacted for advice. Under no circumstances must contractors



handle bats. Additionally, if works take place during the breeding bird season (1 March - 31 August inclusive) a pre works check should be undertaken to ensure no active nests are present.

- 3 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 4 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.

**18/06550/FUL**

## **Consultations and Notification Responses**

### **Ward Councillor Preliminary Comments**

#### **Councillor David J Carroll**

No objection apart for an occupancy condition required.

I would like this application to be determined by the Planning Committee because of local concerns.

### **Parish/Town Council Comments/Internal and External Consultees**

#### **Hughenden Parish Council**

Comments: No objection provided the application complies with Green Belt & AONB regulations. We would request that the application be subject to an agricultural workers dwelling condition so that the development must be retained as living accommodation for farm workers on Hoppers Farm. We would also request that if the officer is minded to approve the application, that it be considered by the WDC planning committee.

#### **County Highway Authority**

Comments: The application site is located off a private drive off Cockpit Road, a C-class road subject to a 30mph speed restriction in the vicinity of the site.

A residence for a farm worker would reduce the number of vehicular movements being made to the site. In highway terms the vehicular movements associated with the proposed development would be offset by the existing vehicular movements associated with the site, resulting in no material change in traffic generation. This is subject to the dwelling being solely for use by workers associated with the site. It is therefore required that this is secured by condition to ensure no intensification of the site access.

No objection in highway terms subject to the imposition of an agricultural workers dwelling condition.

#### **Further comments:**

I write further to my comments dated the 5 July 2018, in which the Highway Authority recommended the application for approval, with the suggested inclusion of a condition restricting the future occupancy of the dwelling to be used solely by an agricultural worker, which, in effect, would not generate a material change in trips to and from the site with regard to the previous use of the site. It is my understanding that such a condition may not be justified in this situation. As this is the case, I have the following comments to make.

When considering trip generation, I would expect the change of use from an agricultural building to a dwelling in this location to result in additional vehicular movements. The proposed access arrangements will need to be assessed in order to demonstrate that they are suitable to accommodate the anticipated additional vehicular movements.

As Cockpit Road is subject to a speed restriction of 30mph, visibility splays of 2.4m x 43m are applicable, commensurate with current Manual for Streets guidance. I am confident that these splays are achievable from the proposed access point. In terms of access width, I note that the existing access width is sufficient to allow for the change of use from agricultural building to a dwelling in this location.

In terms of car parking, using Buckinghamshire County Councils document 'Countywide Parking Standards', the proposed dwelling would require three parking spaces, as the

dwelling would fall within Residential Zone B and provide two bedrooms on site. These spaces have been provided on site, with adequate space within the site for these vehicles to turn and leave the site in a forward gear.

Mindful of the above, I have no objection to the proposals subject to the following conditions being included on any planning consent that you may grant:

**Condition 1:** No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

**Reason:** To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

**Condition 2:** The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

**Reason:** To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

**Informatives:**

- It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 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.

**Control Of Pollution Environmental Health**

Comments: Objection unless subject to: Condition: Non-Mains Foul Drainage Details of the method of non-mains drainage shall be submitted to and approved in writing by the Local Planning Authority (LPA). The details shall show compliance with paragraph 020 (Reference ID: 34-020-20140306) of the National Planning Policy Guidance (NPPG) titled 'Are there particular considerations that apply in areas with inadequate wastewater infrastructure?' Should anything other than a package treatment plant be chosen, the applicant will need to submit a drainage assessment to the LPA in accordance with the NPPG. The scheme shall be implemented in accordance with the approved details prior to the occupation of the development. Reason ' to protect controlled waters and residential amenity.

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

Comments: The LLFA has reviewed the information provided including:

- Soakaway design
- Site plan

- Trial Pit Log
- Infiltration graph for soakaway testing
- E-mail correspondence.

No objection to a condition requiring submission and approval of a surface water drainage scheme.

### Representations

#### Great Kingshill Residents Association

- The association would not normally comment on this type of application but in view of the site history any application relating to the site is sensitive locally. Any development should not proceed without careful consideration.
- No objection per se but request an agricultural use restriction is place on the property if permission is granted, to prevent piecemeal development which is in the Green Belt and AONB.

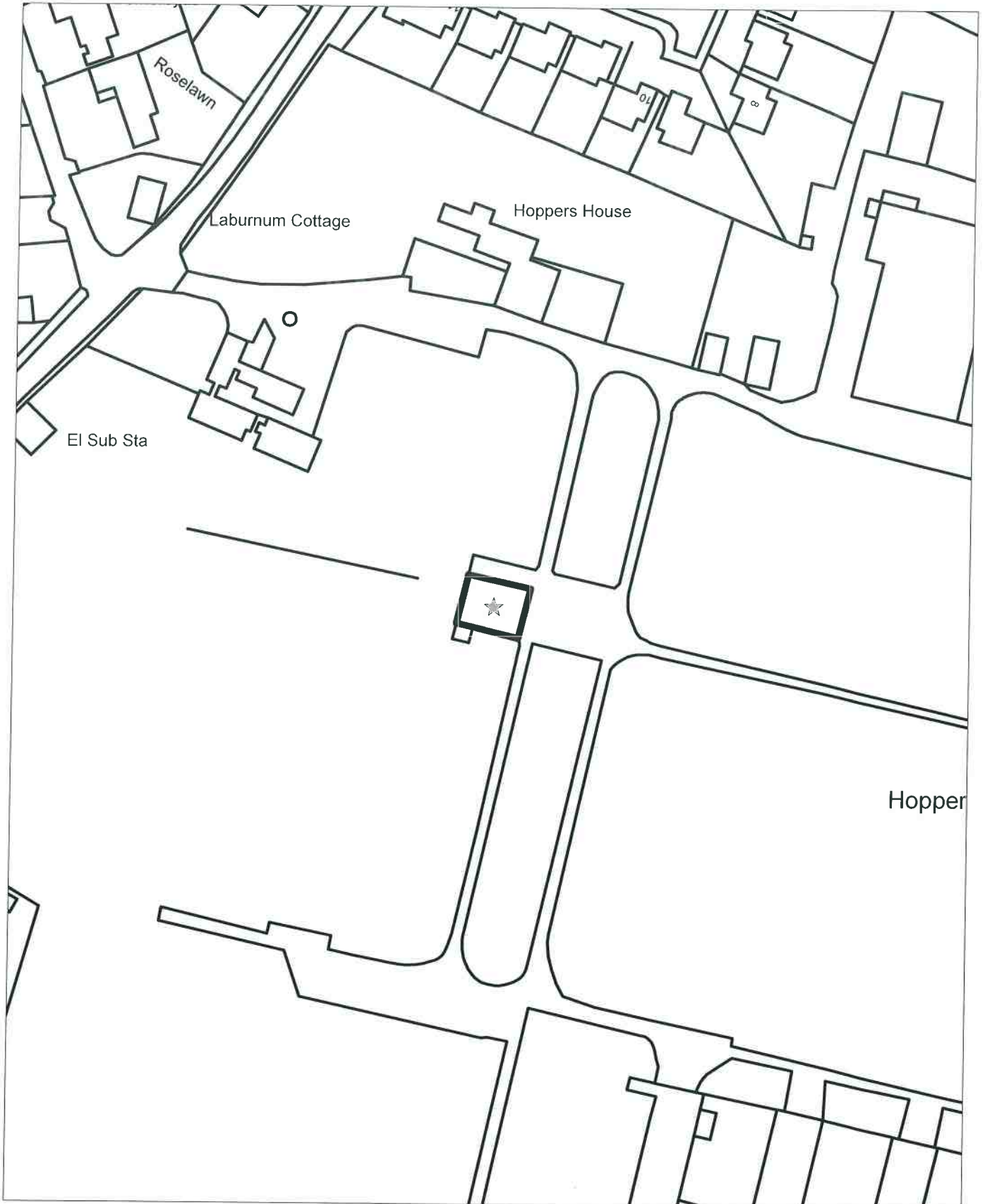
5 comments have been received objecting to the proposal:

#### Summarise comments

- Given the degree of protection afforded to the area by being in the GB and AONB the application is questionable particularly given the applicant is claimed to have disposed of other accommodation for agricultural workers within the locality.
- Proposal may establish a precedent for residential property on the wider site.
- Application should be considered by Planning Committee given the wider implications.
- Should the Council give permission it should be subject to a condition restricting use to a single residence for agricultural workers.
- Applicant has recently sold off a number of properties used by farm workers including Laburnum Cottage.
- No water or electricity services to the building – services are stretched at present.
- Domestic use would extend well into the field, beyond the building line set out by Hoppers House. This would potentially alter the future use of the land between the proposed development and dwellings along cockpit Road.
- Although there may not be bats in the building they are in the locality and there is a variety of wildlife in the area.
- Security is only a valid argument if other reasonable steps have been tried and failed. The entrance gates by Cockpit Road are never locked or closed.
- There is no perimeter fence surrounding all the property, granting access across fields. The gate at the northern boundary is often left open.
- Villagers are using buildings on the north of the site for storage.
- Buildings at the entrance are in poor condition inviting groups of teenagers to use them. Electricity has been disconnected so there is no CCTV, security lights or alarm system.
- Building is on the opposite side of the farm to the turkey barns so the occupant would not know if there was an intruder.
- The access gate on the private driveway is left unlocked for long periods of time.
- The static caravan granted in 2015 has never been moved, as required by condition, and rarely occupied.
- Application is stated as a conversion but in practice would be knocked down and replaced.

18/06550/FUL

Scale 1/1250



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All dimensions are to be checked on site prior to commencing work.  
DO NOT SCALE FROM THIS DRAWING.

**NOTES**

**GROUND LEVELS**  
The site will remain at it current profile with no changes in levels required.

No.	Date	Revisions

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**Client**  
AVIAGEN TURKEYS LTD

**Project**  
AGRICULTURAL WORKERS DWELLING  
HOPPERS FARM,  
GT HUNGSHILL

**Subject**  
SITE PLAN

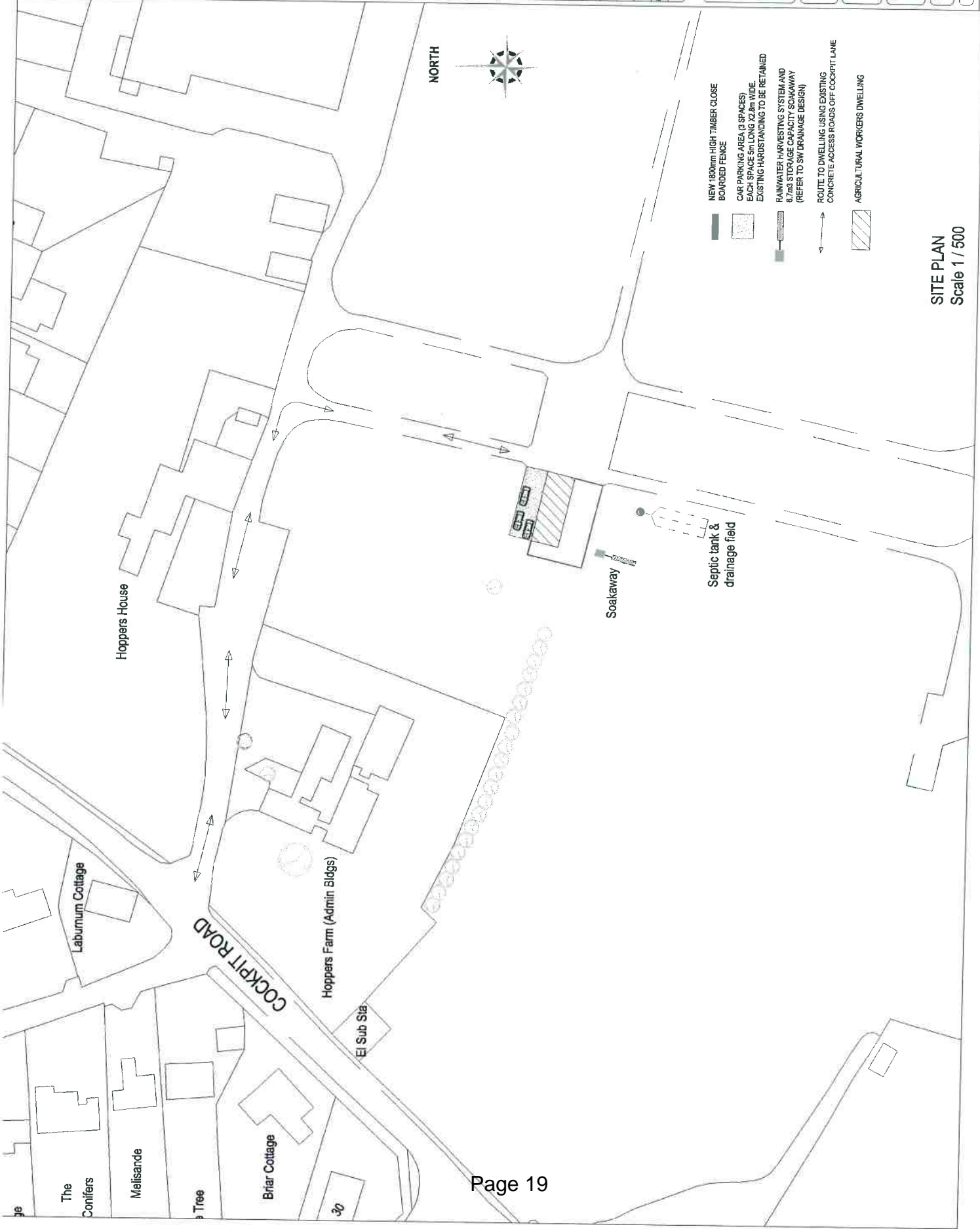
**Dwg. No.**  
94682C

**Drawn by**  
JC

**Checked by**  
DL

**Scale**  
1:600@A2

**Date**  
Feb 2018



**SITE PLAN**  
Scale 1 / 500





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NOTES

Revisions

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Project  
**AGRICULTURAL WORKERS DWELLING  
 HOPKISS FARM, COOPITT LANE  
 ST MESSILL**

Subject  
**ELEVATIONS AND PLANS**

Drawn No. 9468 / 20  
 Checked by DL  
 Drawn by SC  
 Date Jan 2018

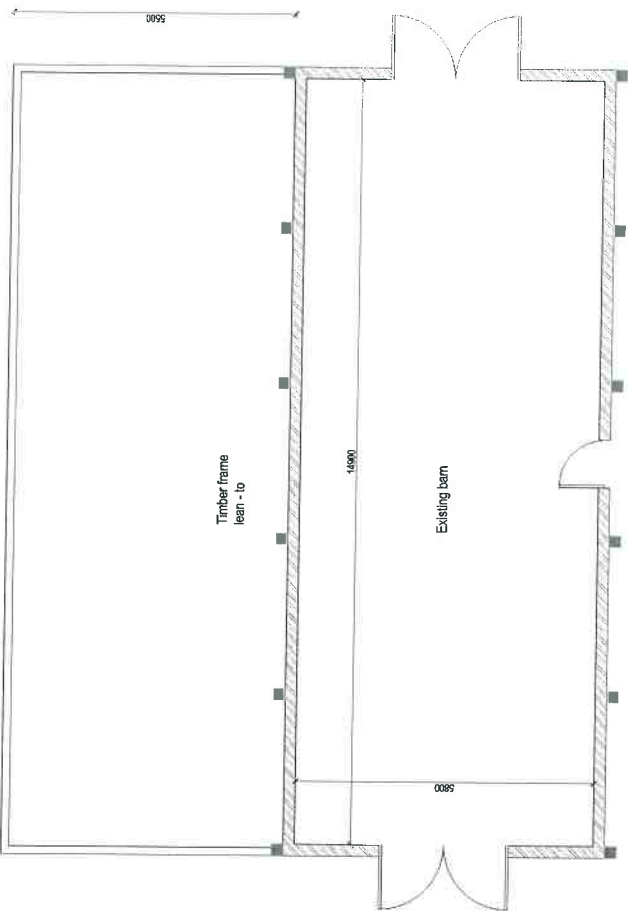


**EXISTING WEST ELEVATION**  
 Scale 1/100

**EXISTING SOUTH ELEVATION**  
 Scale 1/100

**EXISTING NORTH ELEVATION**  
 Scale 1/100

**EXISTING EAST ELEVATION**  
 Scale 1/100



**EXISTING PLAN**  
 Scale 1/50

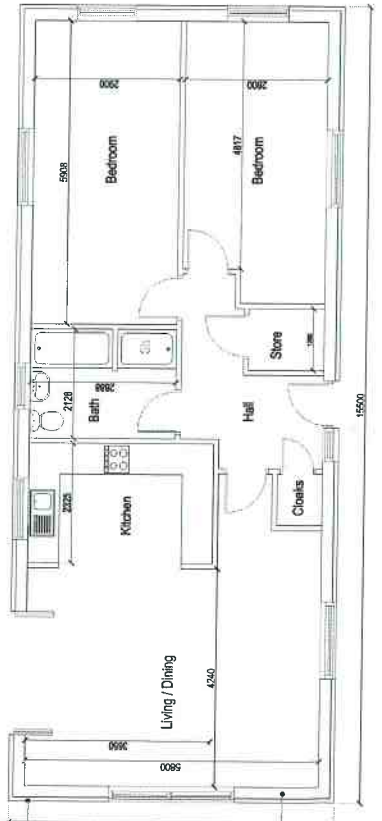


**PROPOSED WEST ELEVATION**  
 Scale 1/100

**PROPOSED SOUTH ELEVATION**  
 Scale 1/100

**PROPOSED NORTH ELEVATION**  
 Scale 1/100

**PROPOSED EAST ELEVATION**  
 Scale 1/100



**PROPOSED PLAN**  
 Scale 1/50

External skin of facing brick with flint inlay panels tied to existing wall and built off existing foundation.

Existing wall lined internally with timber frame wall lining or blockwork with required insulation



# Agenda Item 6.

## 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 14 November 2018.

1.2 We have no presentation confirmed but subject to availability it may be either the proposed redevelopment of the Chilterns Shopping Centre, or a presentation regarding the proposed development of Gomm Valley.

### 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 8.

### Delegated Action Authorised by Planning Enforcement Team 04/09/18-01/10/18

Reference	Address	Breach	Date Authorised	Type of Notice
18/00060/OP	13 Woodbank Loosley Row Buckinghamshire HP27 0TS	Without planning permission the construction of treehouse in rear garden	19-Sep-18	Enforcement Notice
18/00075/OP	1 Wordsworth Road High Wycombe Buckinghamshire HP11 2UT	Without planning permission the construction of raised decking and steps to rear	20-Sep-18	Enforcement Notice
16/00711/OP	171 Main Road Naphill Buckinghamshire HP14 4SD	Without planning permission the material change of use of detached outbuilding to form a self-contained dwelling	07-Sep-18	Not in the Public Interest to pursue further action
18/00332/CU	Dell House 1C Eastern Dene Hazlemere Buckinghamshire HP15 7BT	Alleged change of use of building from residential dwelling to care home	14-Sep-18	Planning Contravention Notice
18/00289/OP	6 Cascadia Close Loudwater Buckinghamshire HP11 1JW	The unauthorised provision of raising of ground level and erection of sleeper retaining wall along the riverbank boundary	14-Sep-18	Enforcement Notice
18/00028/OP	18 Priory Road High Wycombe Buckinghamshire HP13 6SL	Without planning permission the construction of a single storey rear extension	20-Sep-18	Enforcement Notice
18/00173/OP	26 Rookery Court Marlow Buckinghamshire SL7 3HR	Alleged installation of paved driveway not in accordance with drawing approved by 17/06062/FUL	06-Sep-18	Planning Contravention Notice
18/00220/OP	261 Rutland Avenue High Wycombe Buckinghamshire HP12 3LY	Without planning permission, the erection of a single storey rear extension	26-Sep-18	Enforcement Notice

Reference	Address	Breach	Date Authorised	Type of Notice
17/00486/MS	Site Of Jewson Timber Yard Bellfield Road High Wycombe Buckinghamshire HP13 5HP	Erection of Public House/Restaurant with associated parking and landscaping works in breach of condition 5 of planning permission ref: 16/06470/FUL	26-Sep-18	No Material Harm
18/00335/OP	40 Plumer Road High Wycombe Buckinghamshire HP11 2SS	Without planning permission the construction of part two storey, part lower ground floor rear extension, construction of hip to gable end roof extension, 1 x rear dormer window, associated external and internal alterations and the insertion of solar panels to the front roofslope	18-Sep-18	No Material Harm