



Planning Committee

Date: 12 December 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 17 October 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

4.	Planning Applications	
5.	17/07846/OUT - OS Parcel 8300, Chinnor Road, Bledlow, Buckinghamshire	5 - 21
6.	17/07892/FUL - The Caitlin Building, Corporation Street, High Wycombe, Buckinghamshire	22 - 39
7.	18/05741/FUL - 1 Hillary Close, High Wycombe, Buckinghamshire, HP13 7RP	40 - 56
8.	18/05978/FUL - Hill House, Harvest Hill, Hedsor, Buckinghamshire, SL8 5JJ	57 - 73
9.	18/06715/FUL - Land at Boundary Farm, Sprigs Holly Lane, Chinnor, Buckinghamshire, OX39 4BY	74 - 86
10.	18/06767/FUL - Allotment Gardens, Bassestsbury Lane, High Wycombe, Buckinghamshire	87 - 115
11.	18/17065/FUL - 29 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UW	116 - 126
12.	18/01352/FUL - 35 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UW	127 - 135
13.	18/06360/FUL - Land Between Silvergate and The Dairy, Dowley Common, Downley, Buckinghamshire	136 - 155

Other items

14.	Pre-Planning Committee Training / Information Session	156
15.	Appointment of Members for Site Visits To appoint Members to undertake site visits on Tuesday 15 January 2019 should the need arise.	
16.	Delegated Action Undertaken by Planning Enforcement Team	157 - 162
17.	File on Actions Taken under Delegated Authority Submission of the file of actions taken under delegated powers since the previous meeting.	
18.	Supplementary Items (if any) If circulated in accordance with the five clear days' notice provision.	

19. 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: 17 October 2018

Time: 7.00 - 7.24 pm

PRESENT: Councillor P R Turner (in the Chair)

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, A Turner and C Whitehead.

LOCAL MEMBERS IN ATTENDANCE

APPLICATION

Councillor D Carroll

18/06550/FUL

54 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 19 September 2018 be approved as a true record and signed by the Chairman.

55 DECLARATIONS OF INTEREST

There were no declarations of interest.

56 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.

57 18/06550/FUL - HOPPERS FARM, COCKPIT ROAD, GREAT KINGSHILL, BUCKINGHAMSHIRE, HP15 6ES

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

RESOLVED: that the application be approved.

The Committee was addressed by Councillor D Carroll, the local Ward Member.

The Committee was addressed by Mr Charles Gothard in objection.

58 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that no presentation had been confirmed for the next pre-Committee information session due to be held on Wednesday 14 November 2018 at 6.00pm. However, subject to availability, a presentation on the Chilterns Shopping Centre or the proposed development in Gomm Valley would take place in Committee Room 1.

59 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 13 November 2018 in respect of the agenda for the meeting on Wednesday 14 November 2018, the following Members be invited to attend with the relevant local Members:

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

60 DELEGATED ACTION AUTHORISED BY PLANNING ENFORCEMENT TEAM

Members raised questions in relation to a number of Delegated Actions Authorised by the Enforcement Team, namely:

16/00711/OP – officer's had chased for further information but had largely been ignored. When officer's eventually gained access to the site it was noted there was no material harm

18/00335/OP – applications for extensions and sub-divisions of the property had been applied for and these applications were taken to appeal. The Appeal was dismissed on sub-division only and as the extensions were not objectionable which therefore meant no material harm.

18/0332/CU – it was hoped that this would be dealt with as a matter of urgency.

61 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.

Two queries were raised:

1. "To enter into a deed to vary planning obligations contained in the legal agreement associated with planning permission 15/17349/FUL. Numerous amendments are proposed including provision of a greater amount of affordable housing.

Site of Leo Laboratories, Longwick Road, Princes Risborough."

2. "To enter into a Deed of Variation to vary the affordable housing mortgage clauses in the s106 agreement dated 3rd October 2014 in relation to the Daws Hill Development."

In answer to the first query it was noted that it was a split company with one half being Housing Association and the other half being a private company that sold properties therefore they could afford to release affordable housing.

The Chairman agreed that full answers would be brought to a future Committee.

Chairman

The following officers were in attendance at the meeting:

Mrs J Caprio	Principal Planning Lawyer
Mrs L Hornby	Senior Democratic Services Officer
Mrs J Ion	Principal Development Management Officer
Mr R Martin	Development Management Team Leader
Mr P Miller	Technical Officer

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Agenda Item 5.

Contact: Stephanie Penney DDI No. 01494 421823
App No : 17/07846/OUT App Type : OUT
Application for : Outline application (including details of access and layout) for 5 dwellings
At OS Parcel 8300, Chinnor Road, Bledlow, Buckinghamshire
Date Received : 03/11/17 Applicant : Mr P Bradbury
Target date for decision: 29/12/17

1. **Summary**

- 1.1. Outline planning permission is sought for the erection of five dwellings. Access and layout is submitted as part of this application.
- 1.2. Having balanced all relevant issues, having particular regard to the Neighbourhood Plan, it is concluded in this particular instance the principle of residential development is acceptable. The access and layout are considered acceptable and there would be no adverse impacts on the setting of the adjoining listed buildings, highway safety, trees, ecology or the amenity of neighbouring properties.
- 1.3. The application is recommended for approval.

2. **The Application**

- 2.1. OS Parcel 8300 is a large area of open land, approximately 0.36 hectares in size, and is sited off the south eastern side of Chinnor Road, Bledlow. The application site also fronts onto Perry Lane, just to the south west of Lower Icknield Way. At present, the land is vacant with no visible use or activity. Planning permission was granted in 2016 to form a vehicular access to this area of land, off Perry Lane. This application has been implemented. The access includes a concrete bridge and a five bar gate and fence measuring a maximum of 1.2 metres in height. A small area of gravelled parking is just inside the site from the new vehicular access. The access was approved given that the site had become land locked and maintenance was required.
- 2.2. There are listed buildings to the south east and north east of the site, Mill House, Vine Cottage and Brew House.
- 2.3. The application is accompanied by:
 - a) Planning Statement
 - b) Heritage Impact Assessment
 - c) Drainage Strategy
 - d) Ecological Appraisal
- 2.4. Significant negotiation has occurred between the Agent and Officers to ensure that the layout is appropriate and that the character of the settlement and adjacent Listed Building are not detrimentally effected.

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

- 3.1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 3.2. In this instance Significant negotiation has occurred between the Agent and Officers

to ensure that the layout is appropriate and that the character of the settlement and adjacent Listed Building are not detrimentally effected. An extension of time was agreed and the application progressed without delay.

4. Relevant Planning History

- 4.1. WR/1449/68 - Erection of 2 dwellings: Refused; 18/10/68
- 4.2. WR/557/69 - Site for dwelling: Refused; 28/3/69
- 4.3. WR/981/71- Site for 1 dwelling: Refused.
- 4.4. 16/05974/FUL. Formation of vehicular access to land including new crossover from highway with construction of concrete bridge, erection of five bar gate & piers & gravelled parking area. Application permitted.

5. Issues and Policy considerations

Principle and Location of Development

ALP: C10 (Development in the Countryside Beyond the Green Belt)

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS7 (Rural Settlements and the Rural Areas), CS12 (Housing provision)

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

Bledlow – cum-Saunderton Neighbourhood Plan. Policy 1, Policy 2

New Local Plan (Submission Version): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes)

- 5.1. The site is located within the Pitch Green Settlement Boundary as set out in the Neighbourhood Plan. Policy 2 of the Neighbourhood Plan permits small scale development provided it meets the criteria set out in policy 2. The principle of development is therefore acceptable.
- 5.2. The planning history on the site is acknowledged, however the site has now been included in the settlement boundary within the Neighbourhood Plan.

Affordable Housing and Housing Mix

ALP: H9 (Creating balanced communities)

CSDPD: CS13 (Affordable housing and housing mix), CS21 (Contribution of development to community infrastructure)

New Local Plan (Submission Version): DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)

Planning Obligations Supplementary Planning Document (POSPD)

- 5.3. The site falls below the threshold which requires the provision of affordable housing on site.

Transport matters and parking

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

- 5.4. Access to the site is utilises the existing access off Perry Lane.
- 5.5. BCC Highways originally objected to the scheme due to visibility. They acknowledged that the development would lead to intensification of the Perry Lane / Lower Icknield Way junction. They also acknowledged that visibility to the left on exit from Perry Lane is substandard due to a portion of the application site obscuring the junction's visibility splay. It was noted that there was no pedestrian access to the site from the existing southern Lower Icknield Way footway.

- 5.6. Amended plans have been received removing boundary features within the visibility splay. BCC Highways has also advised that levelling work can be secured by condition which will help to mitigate the impact of the development on the highway network, but also improve visibility at the junction. The amended plans now also show a footway connecting to the existing footway. Their objection is now resolved, but conditions are recommended.
- 5.7. Parking is provided to the rear of the dwellings.
- 5.8. A public right of way is on the south eastern boundary of the site. The amended plans result in the route remaining open. It has however been requested that no trees obstruct the route. This can be secured in the landscaping scheme at reserved matters stage.

Raising the quality of place making and design

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), HE3 (Alterations and Extensions Affecting the Setting of Listed Buildings)

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

Housing intensification SPD

Residential Design Guide

BCSNP: Policy 2 (Development within Settlements), Policy 4 (Design Management in Bledlow Village and Pitch Green), Policy 6 (Design Management in the Parish),

New Local Plan (Submission Version): CP9 (Sense of place), CP11 (Historic Environment), DM31 (Development Affecting the Historic Environment), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.9. The site is an open area of land, fronting both Perry Lane and Lower Icknield Way. Given its elevated position the site is highly prominent. The site is also located within close proximity to listed buildings.
- 5.10. Officers are aware of the Neighbourhood Plan, particularly policies 1 and 2. This aims to support development within settlement boundaries, providing that they do not result in the loss of an important open space of public, environmental or ecological value.
- 5.11. Plan D and Inset Map 4 clearly show the site in the settlement boundary, and does not preclude the site from development. However, Officers regard the site as visually prominent and sensitive given the location and proximity to listed buildings. It is for these reasons that significant time has been spent with the Agent ensuring that an appropriate layout is achieved.
- 5.12. The scheme as submitted showed a terrace of three dwellings fronting Lower Icknield Way, a detached dwelling fronting the junction and a large detached dwelling in the southern corner of the site. This layout was unacceptable due to the impact on the listed buildings and character of the area. Officers recommended that development was focussed on the northern section of the site, following the existing pattern. Officers also saw the opportunity for a dwelling that 'turned the corner' resulting in a focal point. Officers suggested that the parking was to the rear, contained within a building in the form of rural building given the site's location. This layout has been achieved.
- 5.13. The layout is not therefore considered to harm the setting of the listed buildings and an Orchard area is proposed between the development and The Mill House.
- 5.14. The height, materials and landscaping will be dealt with at reserved matters stage. In addition the criteria in policies 2 and 4 of the Neighbourhood Plan have to be adhered to in relation to design.

Amenity of existing and future residents

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

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

Housing intensification SPD

Residential Design Guide SPD

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

- 5.15. The houses would all provide a satisfactory standard of living accommodation for future occupiers in terms of space, light and privacy. The relationships between the dwellings is such that there would not be undue overlooking between the units. Each house would have a substantial garden commensurate with the size of the house it serves to provide outdoor amenity space.
- 5.16. The development is well separated from existing houses and would not therefore result in loss of light or privacy to neighbouring dwellings.

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)

- 5.17. Core Strategy Policy CS18 requires that development avoid increasing (and where possible reduce) risks of or from any form of flooding.
- 5.18. The site is not within an identified area of flood risk from fluvial flooding. The area is not known as an area of risk of surface water flooding. Therefore, there is no objection to the proposal on flooding grounds.
- 5.19. A Flood Risk Assessment and Drainage Statement has been submitted and it is proposed to use a tanked permeable paving system with an outfall to the watercourse on the eastern boundary. Flows are to be restricted. The Lead Local Flood Authority (LLFA) have concerns that there is a risk of groundwater emergence and request groundwater is monitored during the winter period. Further details are also required regarding maintenance.
- 5.20. The LLFA have raised no objection subject to conditions. . A pre-commencement condition is recommended.
- 5.21. Foul water drainage has not been specified and a condition is suggested.

Archaeology

CSDPD: CS17 (Environmental Assets)

New Local Plan (Submission Version): CP9 (Sense of place), CP11 (Historic Environment), DM31 (Development Affecting the Historic Environment)

- 5.22. The site is directly adjacent to a prehistoric routeway and a 16th – 17th century house and mill. The Lower Icknield Way is a prehistoric route way that continued in use throughout the Roman and later periods. Elsewhere in Buckinghamshire the Lower Icknield Way has been associated with Iron Age and Roman settlements. Therefore it is possible that buried archaeological remains of prehistoric, Roman or post-medieval date could survive on the application site. A pre-commencement condition is therefore recommended.

Environmental issues

ALP: G15 (Noise), G16 (Light pollution)

CSDPD: CS18 (Waste, natural resources and pollution)

Emerging Local Plan (Regulation 19) Publication Version: CP7 (Delivering the infrastructure

to support growth), DM20 (Matters to be determined in accordance with the NPPF)

5.23. The site would provide adequate space for waste storage within the development. Environmental Services has not raised any objections. A site investigation has been undertaken in relation to contaminated land. It has been found that potential contamination is unlikely. Environmental Services has however recommended that a watching brief during construction is undertaken.

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)

5.24. An ecological appraisal has been submitted with the application in the form of a phase 1 habitat survey. The survey concludes that there will be no significant negative ecological impacts.

5.25. An amended plan has been submitted relocating the bin stores / garaging and hardstanding to the detached dwelling. They have been relocated further away from the watercourse to ensure there is an adequate buffer.

5.26. The scheme also demonstrates that there will be significant area of tree planting and the planting of a hedgerow which will result in a net gain in biodiversity.

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 would be chargeable.

5.29. It is considered that there would not be other types of infrastructure, other than the provision of affordable housing, 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

5.30. 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.

5.31. 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

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

Recommendation: Application Permitted

- 1 Approval of the details of the appearance; landscaping and scale hereinafter called the "reserved matters" shall be obtained from the Local Planning Authority before any development is commenced.
Reason: That your application is expressed to be an outline application only.
- 2 Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
Reason: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990.
- 3 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers WDC1 and WDC4 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 105 litres per head per day for the residential element.
Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).
- 5 Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. The screen and boundary walls, fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development.
- 6 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.

- 7 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
- Ground water monitoring over the winter period (November to March). Subject to high groundwater levels the applicant shall also provide the following:
 - Resistance and resilience measures for the proposed dwellings
 - Flotation calculations for any sub-surface assets
 - Full construction details of all SUDs and drainage components
 - Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
 - Details of how and when the full drainage system will be maintained. This should also include details of who will be responsible for the maintenance.
- 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.
- 8 No foul drainage scheme shall be installed unless it is in accordance with Planning Practice Guidance - water supply, wastewater and water quality. Details of the scheme shall be submitted to and approved in writing by the Local Planning Authority. Such details must follow the hierarchy of package treatment plant, septic tank, cess pit as set out in the Practice Guidance.
- Reason: In the interests of residential amenity & environmental protection
- 9 The applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority before any development takes place.
- Reason: In view of the history of the site and the desirability of recording any items of interest.
- 10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.
- Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority.
- Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.
- Reason: To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account.
- 11 The development shall not begin until details of surface water from the development has been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.
- Reason: To minimise danger and inconvenience to highway users.

- 12 No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with the Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 13 Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order) no gates shall be erected along the site frontage within 11m of the edge of the carriageway.
Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users.
- 14 No other part of the development shall be occupied until details of the visibility splay on Perry Lane at the Perry Lane / Lower Icknield Way junction looking west along Lower Icknield Way have been provided and approved in writing by the Local Planning Authority. The splay shall measure 2.4m back from the centreline of the junction and a point 79m to the west along Lower Icknield Way. The approved splay shall be laid out and kept free of any obstruction exceeding 0.6m in height above the nearside Lower Icknield Way channel level.
Reason: To provide adequate intervisibility between the access and the highway for the safety and convenience of users of the highway and of the access.
- 15 The details to be submitted in the reserved matters application shall include parking provision in accordance with the County Council's Buckinghamshire Countywide Parking Guidance policy document. The approved scheme shall be implemented and made available for use prior to occupation of the development and retained in perpetuity.
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.
- 16 Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.
Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.
- 17 No development shall take place until an ecological design strategy (EDS) addressing mitigation, compensation, enhancement, restoration has been submitted to and approved in writing by the local planning authority.
The EDS shall include the following.
- a) Purpose and conservation objectives for the proposed works (e.g. appropriate management of the streams and their buffers).
 - b) Review of site potential and constraints.
 - c) Detailed design(s) and/or working method(s) to achieve stated objectives.
 - d) Extent and location/area of proposed works on appropriate scale maps and plans.
 - e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
 - f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
 - g) Persons responsible for implementing the works.
 - h) Details of initial aftercare and long-term maintenance.
 - i) Details for monitoring and remedial measures.

- j) Details for disposal of any wastes arising from works.
- k) Biodiversity accounting showing how the post development site compares to the site pre clearance.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure that a net gain in biodiversity is achieved and that the ecologically valuable features are protected and enhanced.

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 significant negotiation has occurred between the Agent and Officers to ensure that the layout is appropriate and that the character of the settlement and adjacent Listed Building are not detrimentally affected. An extension of time was agreed and the application progressed without delay.
- 2 It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.
- 3 The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Transport for Buckinghamshire at the following address for information:-

Development Management, Buckinghamshire County Council, 9th Floor, County Hall, Walton Street, Aylesbury, Buckinghamshire, HP20 1UY
- 4 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.
- 5 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.

Agenda Item 5. Appendix A

17/07846/OUT

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Etholen

If Officers are minded to approve this application please may this be called to Planning Committee for determination. I have received a number of objections to this from local residents.

Parish/Town Council Comments/Internal and External Consultees

Bledlow cum Saunderton Parish Council

First Comment: OBJECTION. In principle BcSPC welcome the above application however the Council has several concerns about the proposed development that we feel need to be addressed prior to outline permission being granted.

1. Lack of detail about the nature and scale of the development:

- a. There are inconsistencies within the planning statement. Paragraph 4.11 of the planning statement states that "The application proposes 5 dwellings with details of scale and siting applied for at this stage. It is proposed to provide a variety of dwelling sizes, which will likely range from 2 to 4 bedrooms". This contradicts paragraph 4.12 and the application form which lists 3x 3-bed and 2x 4+ bed. Given that the site is relatively small and not withstanding concerns regarding the proposed layout outlined below BcSPC see no reason why this information cannot be provided at this stage.
- b. There are only vague details of scale as no elevations are provided. Whilst we acknowledge this is only an outline application an indication of maximum eaves and roof heights would be useful particularly given the proximity of the development to the grade 2 listed Mill House.

2. Concerns over layout and design and impact on the environment and registered heritage assets.

- a. Paragraph 4.14 of the planning statement states that "the design approach is to open up a currently inaccessible parcel of land in the village, and in doing so to create a spacious and leafy layout, typical of the character of Bledlow". However this application is for a site in Pitch Green not Bledlow and therefore the design approach should be based on that typical of Pitch Green as outlined in Appendix B of the Neighbourhood Plan.
- b. Paragraph 4.16 of the planning statement states that "The scheme in particular seeks to preserve the setting of the adjacent listed building, The Mill House, by building to single storey adjacent to the footpath, and thereby ensuring views of and the setting are not compromised." However bungalows are not part of the local vernacular in Pitch Green or Bledlow, would appear out of place in this context, detract from the setting of The Mill House and be contrary to Policy 2, Policy 4 and Policy 6 of the Neighbourhood Plan. Given the elevated ground level of the site when compared to that of Mill House we feel that the proposed layout should be revised to avoid any significant built development within the listed building buffer zone. Any revision should still respect the pattern and density of development of neighbouring plots.
- c. The council are also concerned about the proximity of proposed areas of parking/hard standing to the watercourse and the lack of detail provided on how run-off into The Lyde chalk stream will be avoided given the proposed layout.

3. Shortcomings in the Planning Statement

- a. Paragraphs 4.2 and 4.3 of the planning statement ignore the caveat within Policy 1 that development within the settlement still has to accord with the other policies of the plan (in particular Policies 2, 4 and 6) in order to be compliant with Policy 1.
- b. Within Paragraph 4.6 vii the statement, "The design, although not set at this stage, will

accord with the character of the area and be appropriate for the village context”, is insufficient in our opinion. The design will need to accord with Policies 4 and 6 and this should be explicit in the planning statement.

- c. The wording of paragraph 4.7 is misleading. Pitch Green has no schools, only one village hall, no churches, no pub and no shop. It's should also be acknowledged that the application site does not lie within the catchment of Bledlow Ridge School but in fact within the Longwick catchment.
- d. Further re. paragraph 4.7 we feel that relying on the car to access facilities in Princes Risborough is not a sustainable approach to planning and possible future expansion of services there has no bearing on the sustainability of this site.

Given that any development fronting the B4009 adjacent to the junction with Perry Lane and Sandpit Lane is in a prominent location within the settlement the design will need to be of the highest possible quality with very considerable consideration given to the character of the area. In this regards BcSPC feel the development has the potential to make a positive impact in terms of the sense of place for those passing along the B4009. Improving and increasing this sense of place for users of the B4009 presents the opportunity to reduce traffic speeds along Chinnor Road though the village. Given this we hope that the applicant will address the issues raised above positively and seek to work with local residents and the Parish Council to address their concerns and seek to deliver a development that provides a positive contribution to the settlement.

Second Comment: OBJECTION. Whilst we acknowledge that the revisions submitted by the applicant address some of the concerns outlined in our previous response Bledlow-cum-Saunderton Parish Council continue to have significant concerns about the proposed development that need to be addressed prior to outline permission being granted.

1. Lack of detail about the nature and scale of the development:

There continues to be a significant lack of detail in the application. There is no revised planning statement in the submissions and no information on the number of bedrooms proposed for the properties. There continue to be scant details of scale as no elevations are provided. Whilst we acknowledge this is only an outline application an indication of maximum eaves and roof heights would be useful particularly given prominent nature of the plot and the proximity of the development to the grade 2 listed Mill House and its prominent location within the Pitch Green settlement area.

2. Concerns over layout and design and impact on the environment and registered heritage assets.

The revisions to the layout address some of our concerns we expressed about setting of the listed building however the appropriateness of what is proposed is still impossible to judge because of the lack of detail with regards scale and design and we are concerned that the massing of the 4 terraced units will appear out of keeping with the pattern of built-form in the settlement area. The council remain concerned about the impact of the development on the Lyde stream, an environmentally sensitive chalk stream. We note Bucks County Council Environment services objection on the basis of the drainage scheme proposed but are very concerned that as an alternative has recommended that run off be directed directly in to the existing watercourse as this will result in pollution and contamination of the watercourse.

3. Shortcomings in the Planning Statement

Given that no revised statement has been submitted all our pre-existing concerns remain.

Ecological Officer

First Comment: The Preliminary Ecological Appraisal covers most of the important aspects of the site. However it does not cover how a net gain in biodiversity will be achieved. When this is considered it is important to take account the fact that the site was until recently, partially covered in scrub. This scrub would have provided important bird nesting habitat as well as habitat for other species and other associated ecosystem services. In section 5.2 of the report a Mitigation and Enhancement Strategy sets out recommendations to ensure that some ecological value is retained. However it has a number of serious flaws: 1) No attempt has been made to show how a

net gain in biodiversity will be achieved. It seems highly unlikely that a net gain will be achievable whilst accommodating the number of dwellings suggested.2) The chalk streams which run down either side of the site are suggested as only needing 5m buffers, this is clearly unacceptable as policy DM15 requires that it need to be at least 10m. Given the constraints presented by the streams and the requirement to achieve a biodiversity net gain, insufficient information has been presented to show how 5 houses can be accommodated without negatively impacting wildlife.

Second Comment: As discussed more fully in my previous comments. There are two main issues with the proposals:

1 - The site had a high biodiversity value until very recently including known priority habitat in the form of hedgerows and chalk streams just outside the boundaries. On this point policy DM13 comes into play. For development on this site to be policy compliant it is necessary for it to be demonstrated that the impacts can be mitigated and that a net gain in biodiversity to be achieved. This has not occurred despite the fact that my previous comments pointed to how this could be demonstrated through Biodiversity Accounting.

2 - The chalk streams is a water course which is recognised by policy DM15 which runs down either side of the site. These watercourses require 10m buffers from bank top, to ensure that they are not adversely effected. The new layout presented is actually worse than the previous layout with the bike/bin store directly adjacent to the stream on the south corner and the driveway to the detached house being directly adjacent to the stream on the north east side. These are the most extreme examples but a significant amount of the rest of the buildings and hard surfacing would also be within the buffer.

The proposal is unacceptable in ecological terms in its current layout. Significant amendments are required and additional information submitted for it to be demonstrated that it can be compliant with policies DM13 and DM15.

Third Comment. Verbally advised that the amended scheme is acceptable subject to condition.

Buckinghamshire County Council (Non Major SuDS)

Final Comment: No objection subject to conditions.

Rights of Way And Access

Comments: No objection subject to trees not being planted in the public right of way.

County Highway Authority

Final comment: No objection subject to conditions

Arboricultural Officer

Comments: No objection as all vegetation has been removed

Conservation Officer

Comments: The application is in outline with initial details of the access and layout and all other matters being reserved. The layout demonstrates that the number of dwellings proposed can be accommodated on the site in a manner that mitigates the impact on setting of the adjacent listed buildings.

Control of Pollution Environmental Health

Comments: I have no objection to the application the noise impacts from the nearby infrastructure is not likely to negatively impact the development.

The applicant has not specified the exact method of foul drainage. Should a connection to the main sewer not be practical then the applicant will need to follow the guidance in 'Planning Practice Guidance - water supply, wastewater and water quality' which sets out a hierarchy of preferred non-mains foul drainage options - in order of preference - package treatment plant, septic tank, and, as a last resort, cess pit. Condition ' Non-Mains Foul Drainage No foul drainage scheme shall be installed unless it is in accordance with Planning Practice Guidance - water supply, wastewater and water quality. Details of the scheme shall be submitted to and approved in writing by the Local

Planning Authority. Such details must follow the hierarchy of package treatment plant, septic tank, cess pit as set out in the Practice Guidance. Reason ' in the interests of residential amenity & environmental protection.

In terms of environmental health, there are two issues: potential contaminated land and non-mains foul drainage. Contaminated Land The site is currently undeveloped and is entirely covered in mature trees. Historical use comprised of domestic hamlet dwellings and open undeveloped fields. Potential contamination is therefore unlikely. However, a site investigation has been undertaken and results suggest that no significant source-pathway-receptor linkage exists at the site and an additional human health risk assessment is not considered necessary. A watching brief during the construction phase is, however, recommended. Should any previously undiscovered contamination (including visual or olfactory evidence) be encountered during development, it must be reported in writing within seven days to the Local Planning Authority. Once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. Before development recommences on the area where contamination has been identified, a scheme outlining appropriate measures to prevent the pollution of the water environment to safeguard the health of intended site users and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation, and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme. Reason - to ensure that any potential contamination of this site is properly investigated and its implication for the development approved fully taken into account. Non-mains foul drainage Selection of the most appropriate method of non-mains foul drainage had not been identified in the original application. This has since been addressed with the preferred option of a package treatment plant. This must be installed in accordance with Planning Practice Guidance.

BCC Archaeology

Comments: No objection subject to conditions

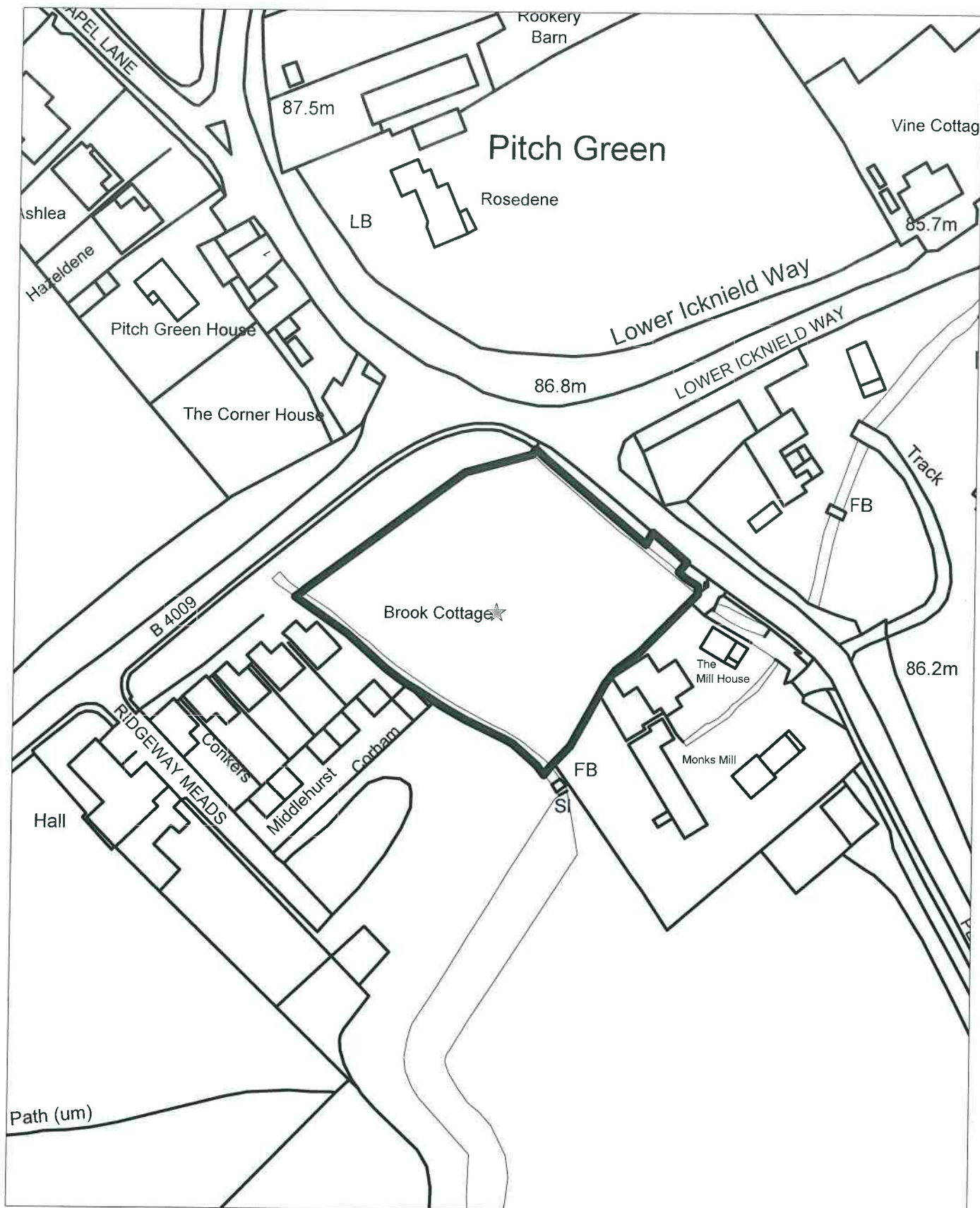
Representations

27 comments have been received objecting to the proposal:

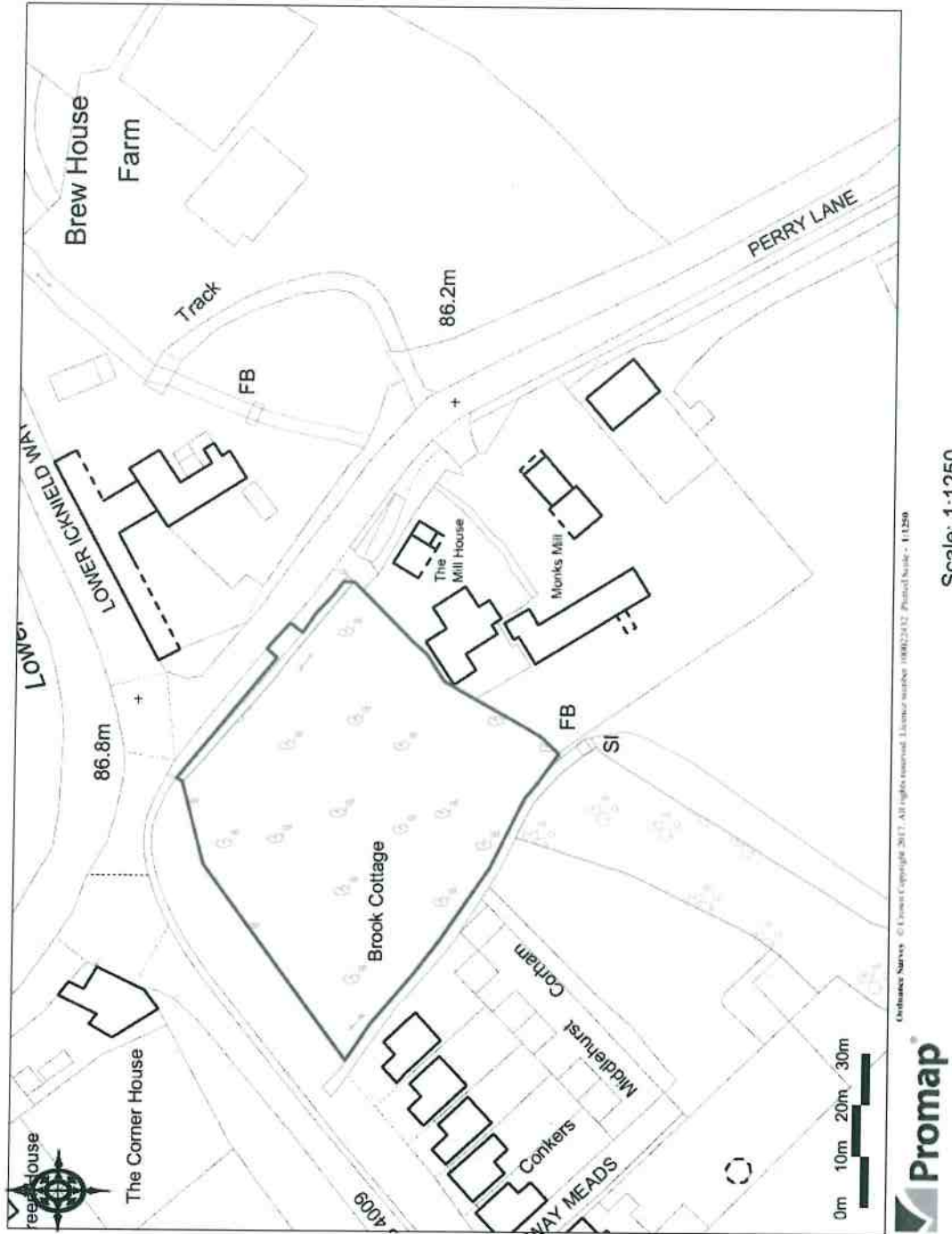
- Is there adequate refuse collection?
- Is there enough room for oil tankers to get in and out?
- There have been previous refusals on the site.
- Granting permission will open the door to challenge on the agreed village boundary
- Who is responsible for the maintenance for the trees?
- Work has started some time ago when the access was formed.
- A number of trees and bushes have been removed
- Proposed trees will shade gardens and properties
- Materials should be reflective of the local area and listed buildings.
- What are the details for foul water drainage?
- Flood risk. Culvert has been installed restricting the flow.
- Ecological appraisal should have been done before the vehicular access.
- Large dwellings not reflective of area.
- Habitats have been destroyed.
- Access to Perry Lane dangerous.
- No affordable housing mentioned.
- The land levels are higher so will tower over Mill House.
- Overdevelopment of the site.
- The road is more like an A road rather than a B road.
- The noise levels will increase. Background noise from road also due to removal of trees and hedge.
- Mains drainage connection will not be possible.
- Increase in traffic incidents due to proximity to junction.
- Proximity to listed buildings

- Detrimental to the character of the Pitch Green hamlet.
- Detrimental to the setting of the listed buildings
- Pedestrian footway is not safe.
- Insufficient details on drainage.
- Loss of view

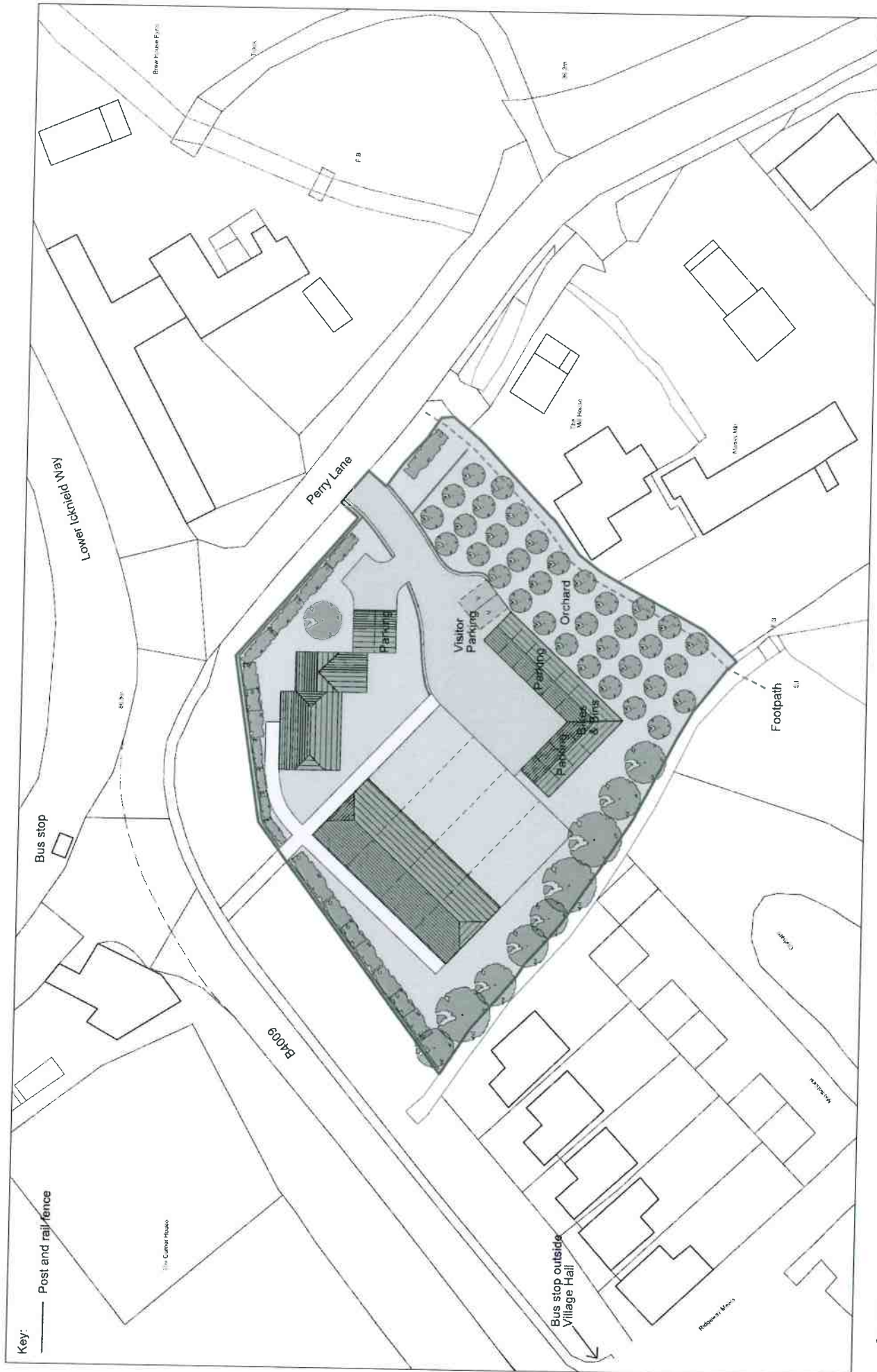
17/07846/FUL
Scale 1/1250



Land adjacent to Mill House, Perry Lane, Bledlow



Scale: 1:1250



Key: — Post and rail fence

Site Plan
 Land Adjacent to Mill House,
 Perry Lane, Bledlow



1:500@A3



Agenda Item 6.

Contact: Stephanie Penney DDI No. 01494 421823
App No : 17/07892/FUL App Type : FUL
Application for : Change of use of ground floor unit from a flexible use (A1/A2/A3/A4/B1) to a gym (Class D2) use
At The Caitlin Building, Corporation Street, High Wycombe, Buckinghamshire
Date Received : 17/11/17 Applicant : KMP Fitness Ltd
Target date for decision: 12/01/18

1. Summary

- 1.1. This application is being reconsidered following a recent judicial review decision.
- 1.2. The application relates to the ground floor of the Caitlin Building on Corporation Street. The ground floor unit has entrances via Corporation Street and Castle Street.
- 1.3. The ground floor is vacant but has permission for a flexible A1 / A2 / A3 / A4 / B1 use in the form of two units. Residential use exists on floors one to five. Parking is within the basement. Planning permission is sought for the change of use of the ground floor as a 24 hour gym.
- 1.4. The principle of the proposed gym use is considered to conform to the NPPF, being a main town centre use that will contribute toward the local economy. It is noted that there are a number of similar uses in the locality, however commercial competition is not a planning matter.
- 1.5. The site is well located with regards to public car parking facilities. Although there are residential properties within the area a number of operating management practices will ensure that there is no adverse impact upon residential amenity.
- 1.6. The application is recommended for conditional permission.

2. The Application

- 2.1. The Caitlin Building as constructed was approved in 2006 on the former site of a church. The approved development comprised the erection of 2 x 1-bed, 1 x 3-bed & 21 x 2-bed flats above ground floor, with a commercial use (A1/A2/A3/A4/B1) approved for the ground floor.
- 2.2. The application proposes the change of use of the ground floor as a 24 hour gym, the floor space of which is 555 sqm. The entrance to the upper floors residential use is via Corporation Street. It is proposed to retain the Castle Street entrance to the ground floor unit as the primary entrance for the gym, with the three Corporation Street entrances shown as means of escape. No alterations will be made to the existing "shopfront".
- 2.3. The only external works proposed are the installation of 6 sheffield cycle hoops on the Castle Street forecourt.
- 2.4. The application is for Snap Fitness and is part of the Lift Brands family, which is a wellness franchise operation that incorporates six fitness brands, including Snap Fitness. Lift Brands has 3000 clubs open or in development in 15 countries. They have an operating management procedure to ensure that a 24 hour gym does not impact upon nearby residential uses.
- 2.5. Snap Fitness have experience operating within urban areas, below residential properties and in hotels. The gym is only open to members, with access being locked at all times, with members gaining access via an electronic security tag system. It is

staffed for 60 hours per week. All lighting is sensor operated and will therefore automatically turn off when there are no members in the gym.

- 2.6. A similar gym is in operation west of the site, at Oakley Hall, 8 Castle Street, but with a different operator.
- 2.7. The site is located in the High Wycombe Town Centre, within the Primary Shopping Area. It is neither located within the Conservation Area nor within the Primary or Secondary Shopping Frontage. It is however within non-residential Zone 1 in relation to the Buckinghamshire Countywide Parking Standards.
- 2.8. The application is accompanied by a Planning Statement and Environmental Statement in relation to potential noise impact.
- 2.9. This application was originally permitted under delegated powers in February 2018. This lawfulness of this decision was however challenged on six grounds, summarised below:-
 1. The Council failed to take account of material planning considerations.
 2. The Council took matters into account it should not have done, and gave weight to matters it should not have. The Council arrived at an irrational decision.
 3. The Council incorrectly applied the presumption in favour of sustainable development. The application should have been refused as it conflicted with the Development Plan.
 4. The Council failed to attach reasonable conditions.
 5. The Council did not act consistently with its determination of the present planning consent with how it considered and determined the planning application of an underground 24-hour gym in the adjacent property.
 6. The absence of proper consideration of the application by failure to give adequate reasons.
- 2.10. Rather than oppose the challenge the Council accepted that one of the grounds has merit and therefore agreed (consented) to the High Court quashing the decision. The High Court therefore ordered, by consent, that the Claimant's application for judicial review (CO/1096/2016) be allowed. Planning permission 17/07892/FUL was therefore quashed on 10th July 2018, as summarised:

1. The Planning Authority consented to the quashing of the application in respect of Ground 4; that the Council failed to attach reasonable conditions.
2. The Planning Authority acknowledged that there was a failure in granting the planning permission without attaching necessary conditions to address issues of noise. The applicant's environmental statement highlighted the need for conditions to address noise issues. The planning officer report relied upon particular operational matters to address such noise issues, however, these were not secured by way of an appropriate condition to safeguard residential amenity in the decision notice.
3. It was noted that the Claimant's objection in respect of Ground 4 included other considerations such as amenity: the lack of 24 staffing and security, and also potential access to common areas such as lobbies and residents hallways and car park by others. These other elements of ground 4 were not accepted by the Planning Authority and were not conceded.
4. The Claimant did not make an application to the Court requesting a reconsideration of any of the grounds included in the claim for which permission was not granted. The Defendant does not however concede these.
5. The parties agreed that no purpose would be served in continuing to argue

these matters in the context of this litigation.

- 2.11. The previous decision was therefore quashed and the application has been returned to the Planning Authority for re-determination. Since the application was returned for redetermination additional plans were received detailing the specification of the cycle stands to be erected. A full re-consultation on the application has also taken place.

3. Working with the applicant/agent

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

4. Relevant Planning History

Oakley Hall, 8 Castle Street

- 4.1. 16/07011/FUL: Subdivision of former retail premises and part change of use to a gym / fitness centre (D2) at Oakley Hall. Application permitted. 18/10/16.

Caitlin Building (former First Church of Christ Scientist)

- 4.2. 06/08009/FUL. Demolition of existing church building & erection of 2 x 1-bed, 1 x 3-bed & 21 x 2-bed flats above ground floor commercial use (A1/A2/A3/A4/B1), creation of new access, associated car parking & landscaping (application site). Application permitted. 16/3/07.
- 4.3. 06/05913/FUL. Demolition of existing church building & erection of 2 x 1-bed & 22 x 2-bed flats above ground floor commercial use (A1/A2/A3/A4/B1), creation of new access, associated car parking & landscaping (application site). Application permitted. 1/9/06.

5. Issues and Policy considerations

Principle and Location of Development

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

DSA: DM1 (Presumption in favour of sustainable development), DM5 (Scattered Business Sites), DM6 (Mixed-Use Development), DM7 (Town Centre Boundaries), HWTC1 (Delivering the Town Centre Vision), HWTC2 (Town Centre Environment), HWTC4 (Economy).

New Local Plan (Submission Version): CP1 (Sustainable Development), CP3 (Settlement Strategy).

- 5.1. Policy DM7 states that, "Within the town centre... ..main town centre uses are acceptable in principle." This is in part to protect the vitality and viability of town centres but also in recognition that town centres will be the most sustainable location for high traffic attractors such as retail and leisure uses.
- 5.2. As concluded with the application at 8 Castle Street, due to the central location, the potential for linked trips, the availability of public transport, and the availability of public parking, it is considered that no specific parking provision should be required. Likewise, mindful of the baseline potential level of traffic associated with a re-use of the premises for retail use, it is not considered that the proposal will have any significant traffic impacts.
- 5.3. The adopted Delivery and Site Allocations Plan contains a number of more detailed policies relating to the overall strategy for High Wycombe Town Centre (the HWTC policies). In terms of uses, the strategy seeks to strike a balance between protecting traditional retail uses and promoting growth of other economic activities alongside

fostering the town centre as a place to live and to work.

- 5.4. While the premises has permission for a mixed use, including retail, alternative non-retail town centre uses are also acceptable. Indeed it is noted that previous planning permissions were granted in 2002 and 2005 for an entirely residential scheme with no retail, and the previous use of the site was as a church (Class D1 – non-residential institutions).
- 5.5. The contribution of this development to the wider strategy in HWTC1 is perhaps minimal. Although from an economic perspective (HWTC4) it is recognised that the ground floor unit has been vacant since construction. Occupation of the ground floor unit with a health and fitness centre, which is recognised in the NPPF as a main town centre use, will contribute toward the local economy.
- 5.6. There have been objections to the proposal for a gym mainly on the basis that the town centre is over provided with this type of facility, including the recent fitness centre at 8 Castle Street. However it is a well-established principle that consideration of commercial competition is not planning matter. It remains necessary therefore to consider the specific impacts of the proposal in its context.
- 5.7. Concern has also been raised in relation to the proposal conflicting with policy DM5 (scattered business sites). In particular it has been suggested that the building has not been properly marketed. The existing permission allows a flexible range of potential uses, A1 (shops), A2 (Financial and professional services), A3 (Restaurants and cafes), A4 (Drinking establishments) or B1 (Business) rather than just a specific B1, B2 or B8 employment use.
- 5.8. In addition paragraph 6.30 to 6.31 of the supporting text to the policy states that, “In line with the NPPF this policy allows for the Council to respond to market signals in determining applications for alternative uses on these sites and as such the policy allows a degree of flexibility and responsiveness to market conditions. Redevelopment of these sites for uses that are employment generating or for community uses would be acceptable.” The principle of a gym use (Class D2) is therefore considered acceptable.
- 5.9. The proposal will still result in a mixed use of the building and therefore complies with policy DM6. The proposal also complies with policy DM7 as it is a main town centre use.

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),

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

DSA: DM2 (Transport requirements of development sites)

New Local Plan (Submission Version): DM35 (Placemaking and design quality)

- 5.10. The Highway Authority considering the nature of the proposed works and the sites town centre location do not consider the application detrimental to the safety and convenience of the highway network.
- 5.11. They have raised no objections and do not require any conditions with respect to highway issues.
- 5.12. The specification of the cycle storage has now been shown and the location of the stands is detailed on the submitted drawings.

Amenity of existing and future residents

ALP: 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),

- 5.13. The building has residential properties on floors 1 – 5 above the ground floor. In addition, there are a number of residential properties around the site.
- 5.14. An Environmental Statement has been submitted with the application to assess potential noise disturbance. The assessment exams the structure and demonstrates that a good level of noise abatement at present. Although additional measures are proposed to improve noise abatement.
- 5.15. As already set out in this report concerns have been raised, by means of both an initial objection and subsequent Judicial Review, in respect of the potential impact of noise on neighbouring residential amenity.
- 5.16. The operator states that they employ a number of control measures and techniques to mitigate against any impact on buildings or properties within the surrounding area:
- The loud bass beats typically associated with most gyms, rather the proposed gym will have low volume background music, which is set and locked by the manager in the office.
 - All gyms have control equipment that sets music to levels that do not exceed approved levels.
 - All cardiovascular equipment has individual television screens and members wear headphones to listen to the sound.
 - High impact resilient rubber flooring will be used in the free weights area to absorb the impact of weights onto the surface and to mitigate any potential noise.
 - Night time usage i.e. 11pm to 5am is very low. Typically less than 2 members per hour.
 - Noise from ingress and egress of members during night time is considered to be limited given that doors close automatically.
 - All windows are non-openable and fixed shut at all times.
 - The audio/visual equipment will be fitted with volume limiters to restrict sound to an acceptable level.
 - No classes are undertaken between 11pm and 7am to reduce the potential of large groups to arrive at or leave the premises at the same time.
- 5.17. When the application was originally considered Environmental Services reviewed the application submissions and did not concluded that any mitigation measures were necessary. They raised no objections and no conditions were recommended. As a result of the Consent Order they have reconsidered the application.
- 5.18. They have identified that the potential issues relevant to planning are:-
- Noise breakout from air conditioning or associated air handling machinery
 - Noise breakout from gym activities, including but not limited to instructed gym training sessions, live or recorded music.
- 5.19. It is recognised that there will be noise sources from the proposed development these include air-conditioning and air handling plant. A noise impact assessment has been completed specifying an adequate noise reduction protect neighbouring property from this noise source.
- 5.20. Concern has been raised as to noise breakout from gym activities taking place as part of the daily operations of the premises. These activities are not defined but should be controlled so as not to cause a nuisance. Therefore preventing the possible loss of amenity to neighbour properties including any tranquil areas associated with them.
- 5.21. The proposals outlined in the Environmental Statement (dated the 18/10/2017)

should be adopted and are required by means of a proposed condition. This scheme includes controls to prevent noise breakout from the daily activities of the Fitness Centre).

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)

5.22. 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)

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

5.23. As there is no new floor space created, there is no CIL payment due.

Weighing and balancing of issues – overall assessment

5.24. 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.

5.25. 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), and,

(c) Any other material considerations.

5.26. As set out in this report it is considered that the proposed development would accord with the development plan policies in relation to impact on the town centre, character of the area and parking. Furthermore, subject to conditions seeking to mitigate any potential noise nuisance, no undue harm to residential amenity will result.

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 6402(P)100 (Site Location); 6402(P)101 (Block Plan); 6402(P)102 (Existing site and plans); 6402(P)103 (Proposed); 6402(P)202 (Existing Elevations); 6402(P)203 (Proposed Elevations); WDC2 (Sheffield cycle stands) 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 Prior to commencement of the use hereby approved a scheme of noise insulation works shall be submitted to and approved by the Local Planning Authority. For clarity the scheme shall include the proposals in the Environmental Statement submitted (dated 18/10/2017), in particular section 4. The approved scheme shall be implemented and retained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
Reason: In order to safeguard the amenities of the existing residents.
- 4 Prior to commencement of the use hereby permitted, further details of the cycle storage shall be submitted to and approved in writing by the Local Planning Authority. For clarification the scheme shall include bicycle parking provision which is covered, in accordance with the Buckinghamshire Countywide Parking Guidance (Sept 2015). The approved details shall be implemented and made available before the use hereby permitted is commenced and retained in perpetuity thereafter.
Reason: To provide satisfactory cycle storage on site.

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 application has been re determined following the advice of Counsel. Additional plans were received detailing the specification of the cycle stands to be erected. A full re-consultation has taken place on the application.

17/07892/FUL

Ward Councillor Preliminary Comments

Councillor L M Clarke OBE

Original comment:

I do not agree with this application for change of use for this building, especially as it is a neighbouring property to a substantial gym provision already.

I believe that DM5 in its reference to Economic development is served by the present use and not the change to D2. Further the present uses compliments policy DM6 and the proposed change of use is contrary to Policy DM6 which specifies B use class.

I do not believe the Caitlin Building has been properly marketed by the Applicant especially with the knowledge of the present uses applied to this building, the suggested change of use would go against policy DM7.

The local area has many small businesses and is close to the Railway Station with exceptionally good links to London. It is an area that is ripe for the small entrepreneurs and small start-up businesses. If minded to approve this application please bring to Committee for determination.

Second comment:

I think this is a detrimental step to the suggested change of use and would suggest it remains in its present classes, we require businesses in the town centre, not more gym outlets which are not fully used. I think it also goes against our Economic Plan for the town centre. I would ask that it is dealt with via DELCH.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town - Abbey Ward

County Highway Authority

First Comment:

When considering the sites town centre location which makes use of suitable public transport links and public car parks within walking distance, I do not deem this scheme detrimental to the safety and convenience of the highway network.

Second Comment:

I note that the Highway Authority has previously provided comments upon this application in a letter dated 15th January 2018. I include these comments below:

“When considering the sites town centre location which makes use of suitable public transport links and public car parks within walking distance, I do not deem this scheme detrimental to the safety and convenience of the highway network.

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

Having assessed the additional information provided, I note that the Buckinghamshire Countywide Parking Guidance policy document requires bicycle parking provision to be covered. I believe that a covering for the proposed bicycle parking spaces can be secured by way of condition.

Mindful of the above comments, I have no objections to the proposed application subject to the following condition:

Condition 1: No other part of the development shall begin until details are submitted for the

approval of the Local Planning Authority in consultation with the Highway Authority which shall include a scheme for covered cycle parking in accordance with adopted parking standards policy. The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall subsequently not 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.

Control of Pollution Environmental Health

First Comment: No objection.

Second Comment:

It is recognised that there will be noise sources from the proposed development these include air-conditioning and air handling plant which. The applicant has not provided details or specification for the plant intended for use. A noise impact assessment has been completed specifying an adequate noise reduction protect neighbouring property from this noise source.

Concern has been raised as to noise breakout from gym activities taking place as part of the daily operations of the premises. These activities are not defined but should be controlled so as not to cause a nuisance. Preventing the loss of amenity to neighbour properties including any tranquil areas associated with them.

The proposed development should look to comply with:

- WHO Guidelines for community noise
- Environmental Noise Directive: 2002/49/EC (Article 3)
- National Planning Policy Framework: para. 2, 110, 121, 122, 123, 124 & 125
- Noise Policy Statement for England (Observable Adverse Effect Levels)
- Planning Policy Guidance
- BS8233:2014, BS4142:2014

Conditions recommended.

Third Comment:

The proposals outlined in the Environmental Statement (dated the 18/10/2017) shall be adopted. The provisions specified to control noise emanating from site shall be implemented fully. This scheme includes controls to prevent noise breakout from the daily activities of the Fitness Centre). These shall remain in place in the interests of amenities of the local residents.

Representations

A lengthy objection was received from the legal owners of the Caitlin building, Croke (South Bucks Ltd); it is believed that the building is currently being administered by a Law of Property Act Receiver. Croke (South Bucks Ltd) also initiated the Judicial Review. In summary the objections are detailed below;

- The existing consent is for a flexible use which is important in delivering vitality and vibrancy to this part of the town centre.
- The proposed use does not reflect the planning strategy and is not efficient use of this commercial floor space.
- The proposal will damage the aesthetic image of the Caitlin building.
- The building has not failed on marketing for 7 years. There has been interest.
- A gym needs to be assessed on its individual planning merits.
- The reason the Caitlin building is not in commercial use is due to current legal claims.

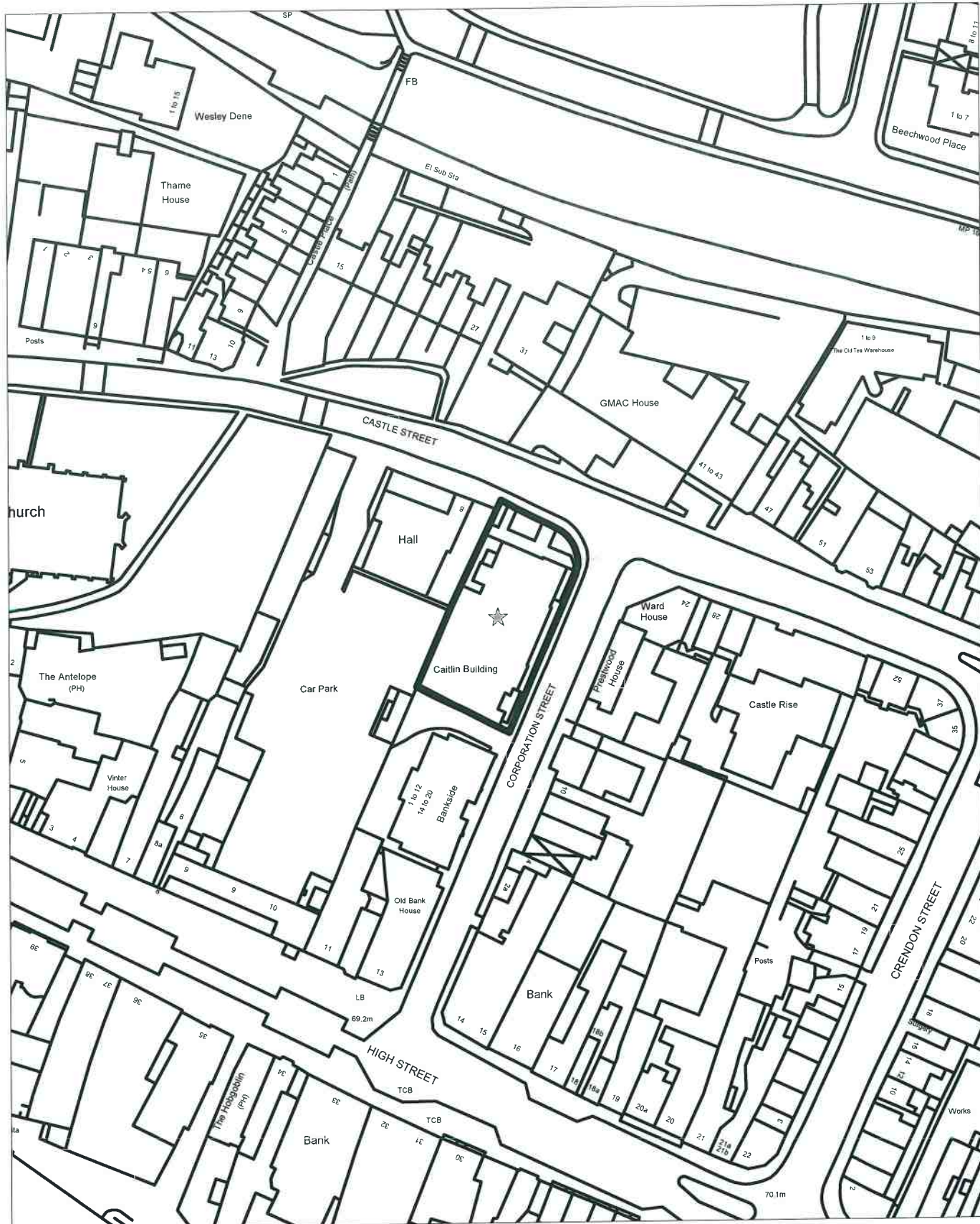
The objector has re-iterated his objection as a result of the re-consultation:

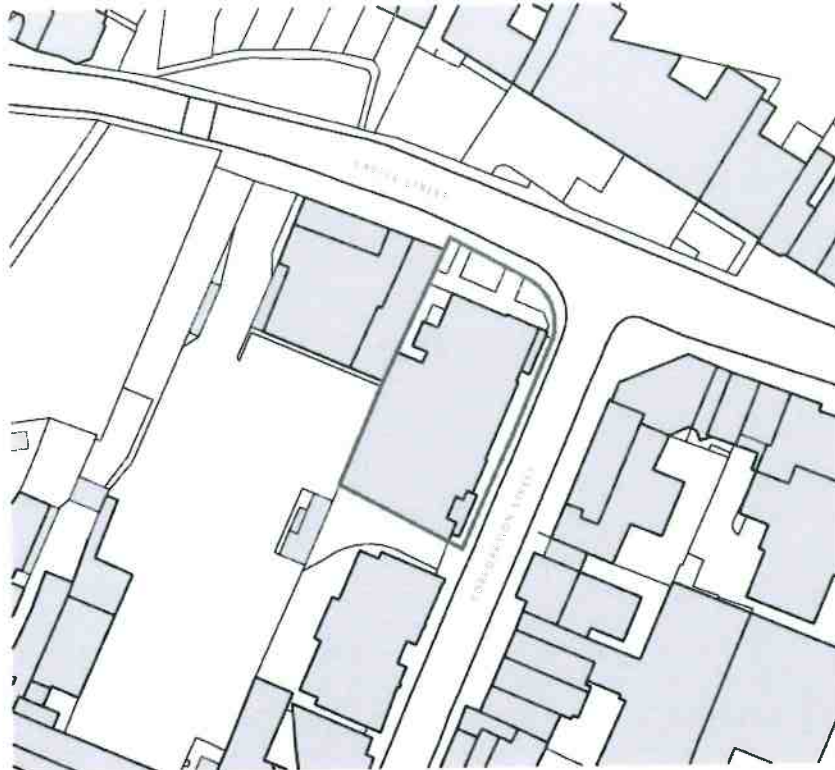
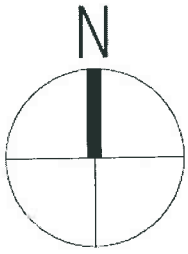
Please note that my objection to this planning application remains as per my previous submissions...
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It is very unclear why this is in fact being re-determined as I have been informed that the proposed tenant has withdrawn from the transaction intended by the Bank and the LPA Receivers...

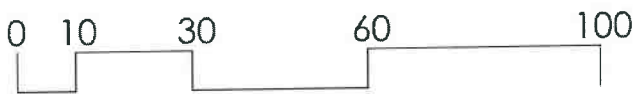
Please accept my formal request for this Application to be brought to the Planning Committee for determination and that I wish to be given the opportunity to address the Committee at the meeting at which it is to be determined.

17/07892/FUL
Scale 1/1250





SITE PLAN @ 1:1250 SCALE



Client
SNAP FITNESS

Project
THE CAITLIN BUILDING,
CORPORATION ST, HP13 6TQ

Date Issuing Discipline
19/09/2017 architecture

Drawing title
**PLANNING
APPLICATION -
SITE LOCATION PLAN**

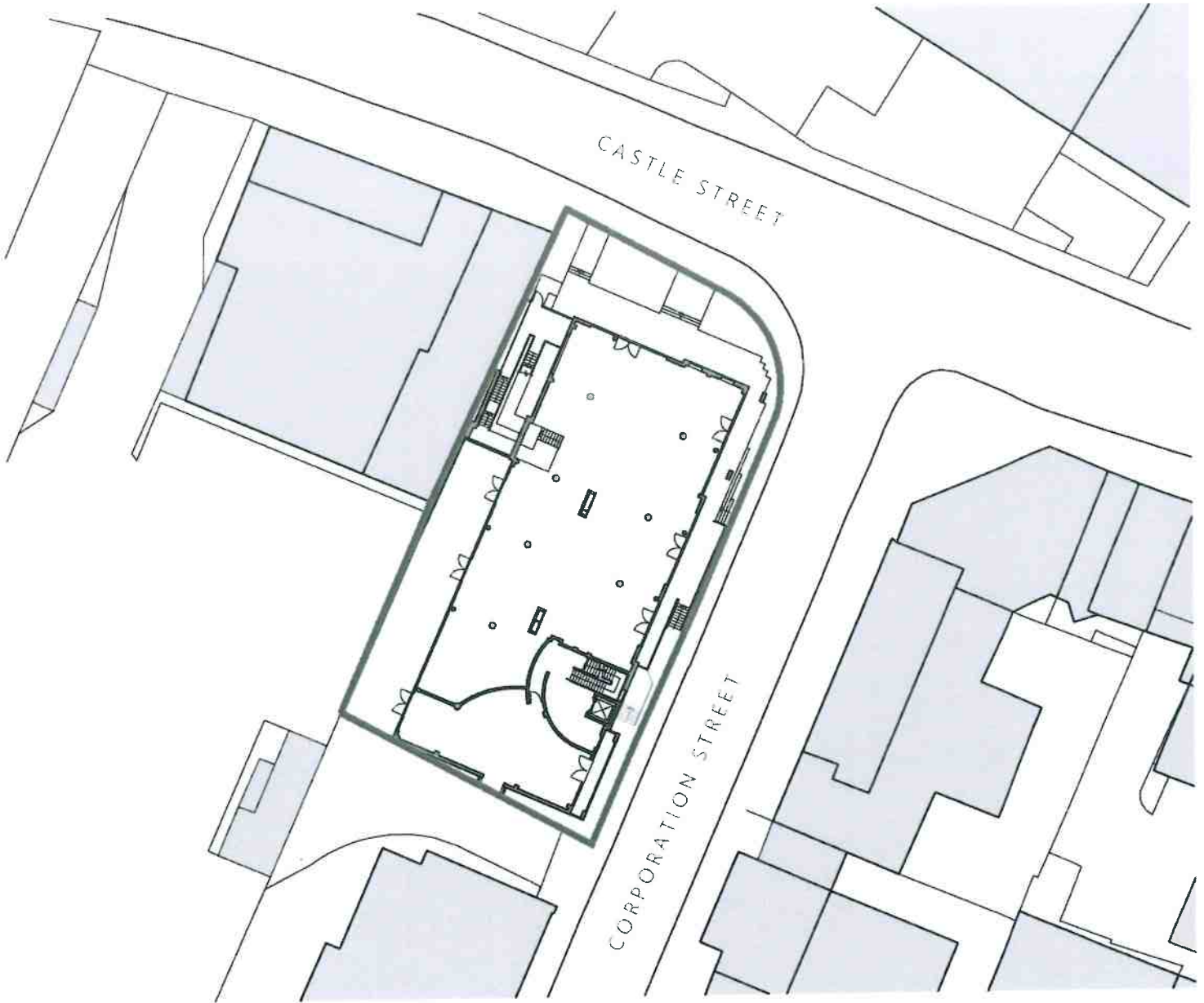
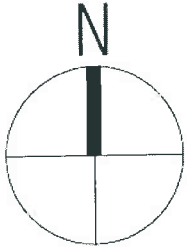
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Drawing number Page 33 Revision
6402(P)100 #

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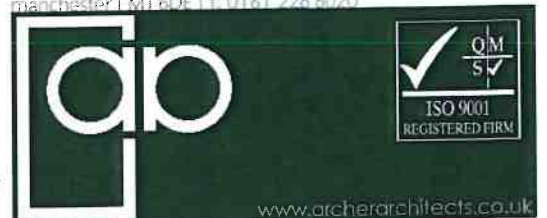
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CORPORATION ST, HP13 6TQ

Date Issuing Discipline
19/09/2017 architecture

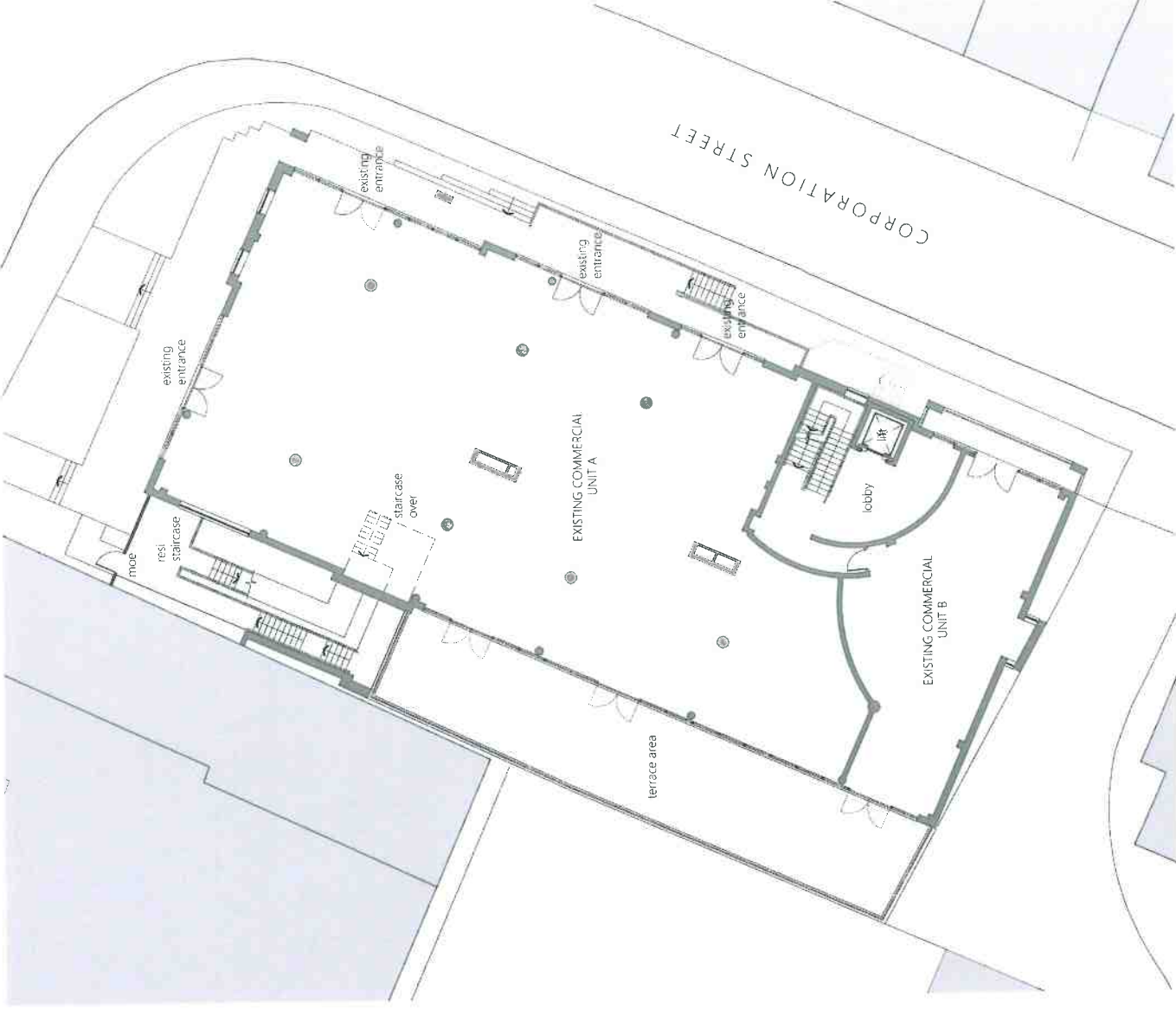
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PLANNING
APPLICATION -
BLOCK PLAN

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6402(P)101 #

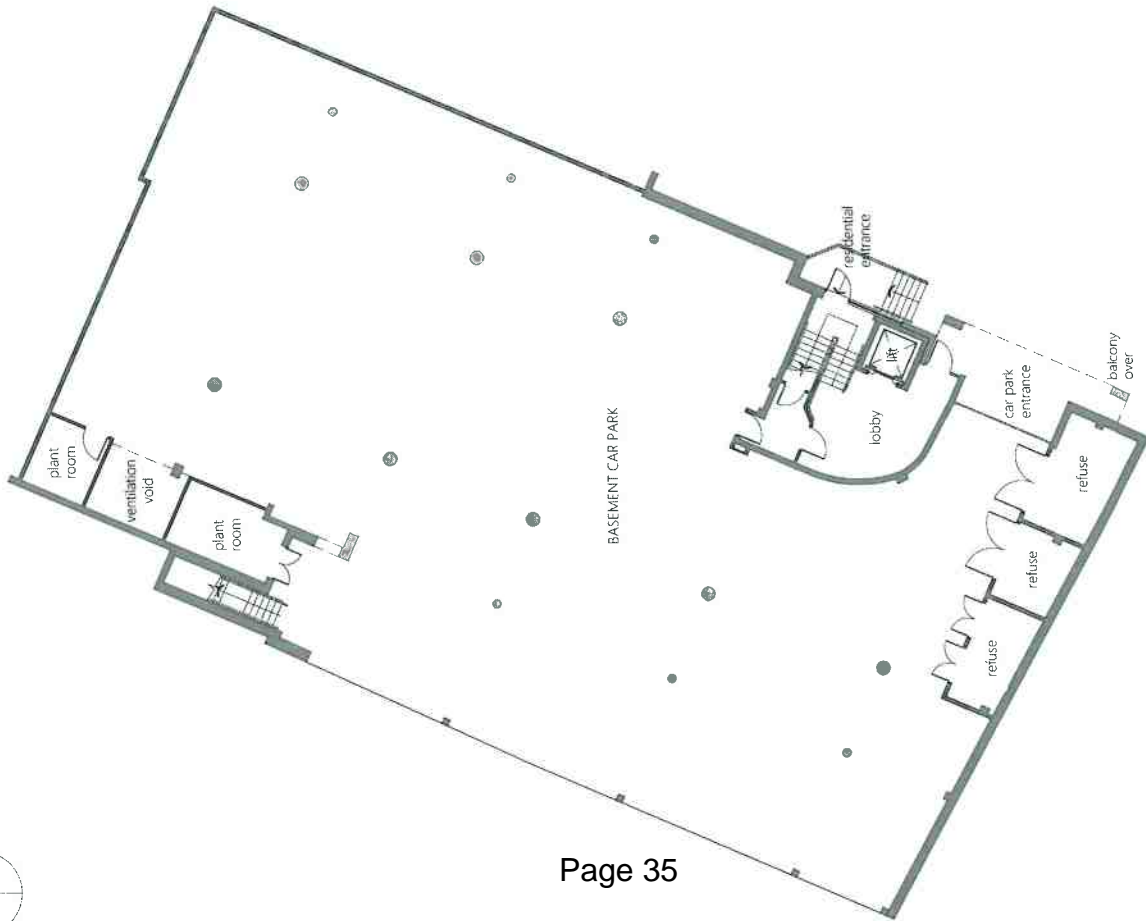
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GROUND FLOOR PLAN @ 1:100 SCALE



BASEMENT PLAN @ 1:100 SCALE



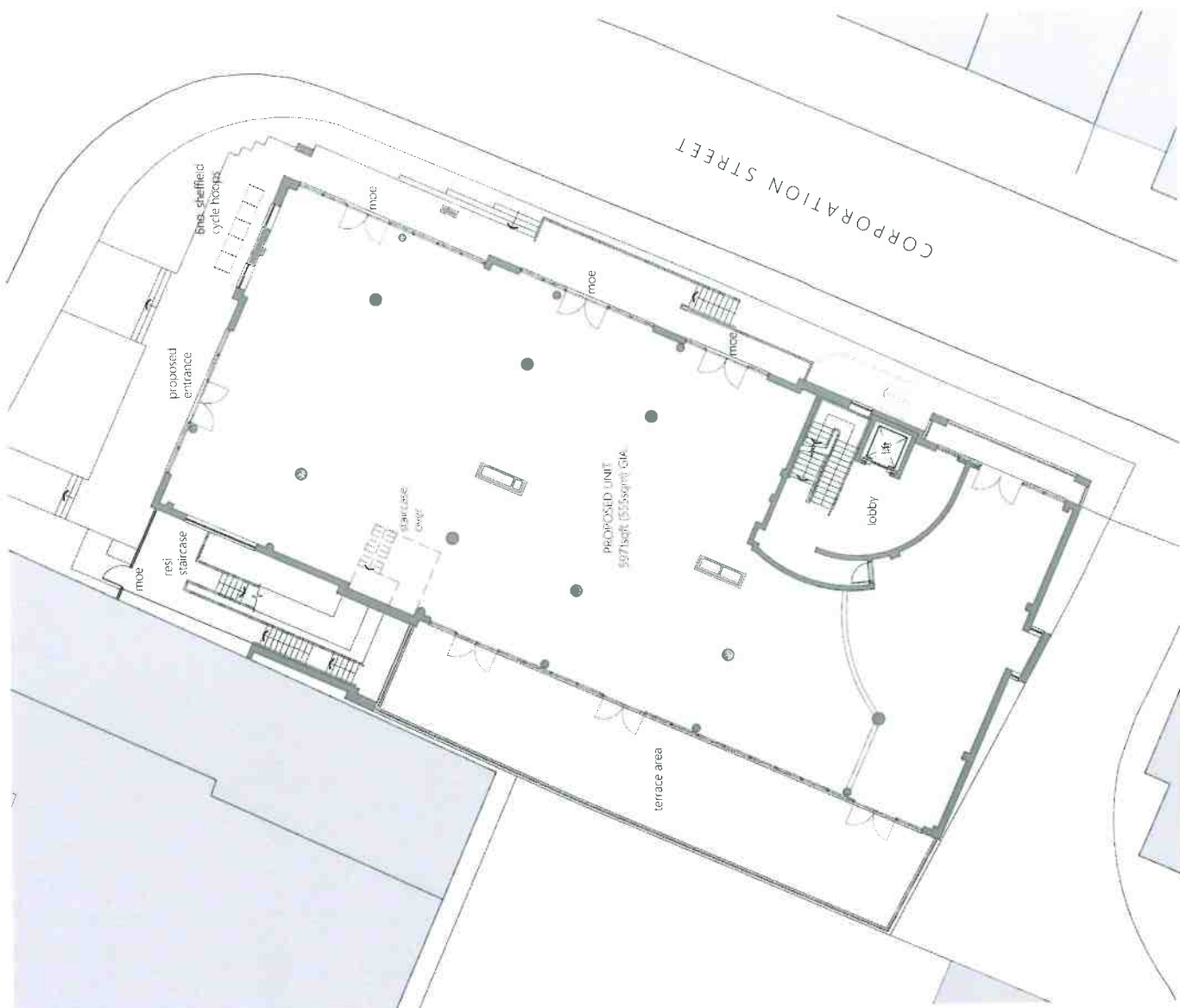
SNAP FITNESS
 PLANNING APPLICATION -
 EXISTING SITE & BUILDING PLANS

THE CATLIN BUILDING, CORPORATION
 STREET, HIGH WYCOMBE, HP73 6TG.

Client: SNAP FITNESS
 Ref: 1100@A1
 Date: 19/09/2017
 Scale: 1:100
 Project: architecture
 Ref: 6402(1)02



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 1100@A1
 19/09/2017
 1:100
 architecture
 6402(1)02

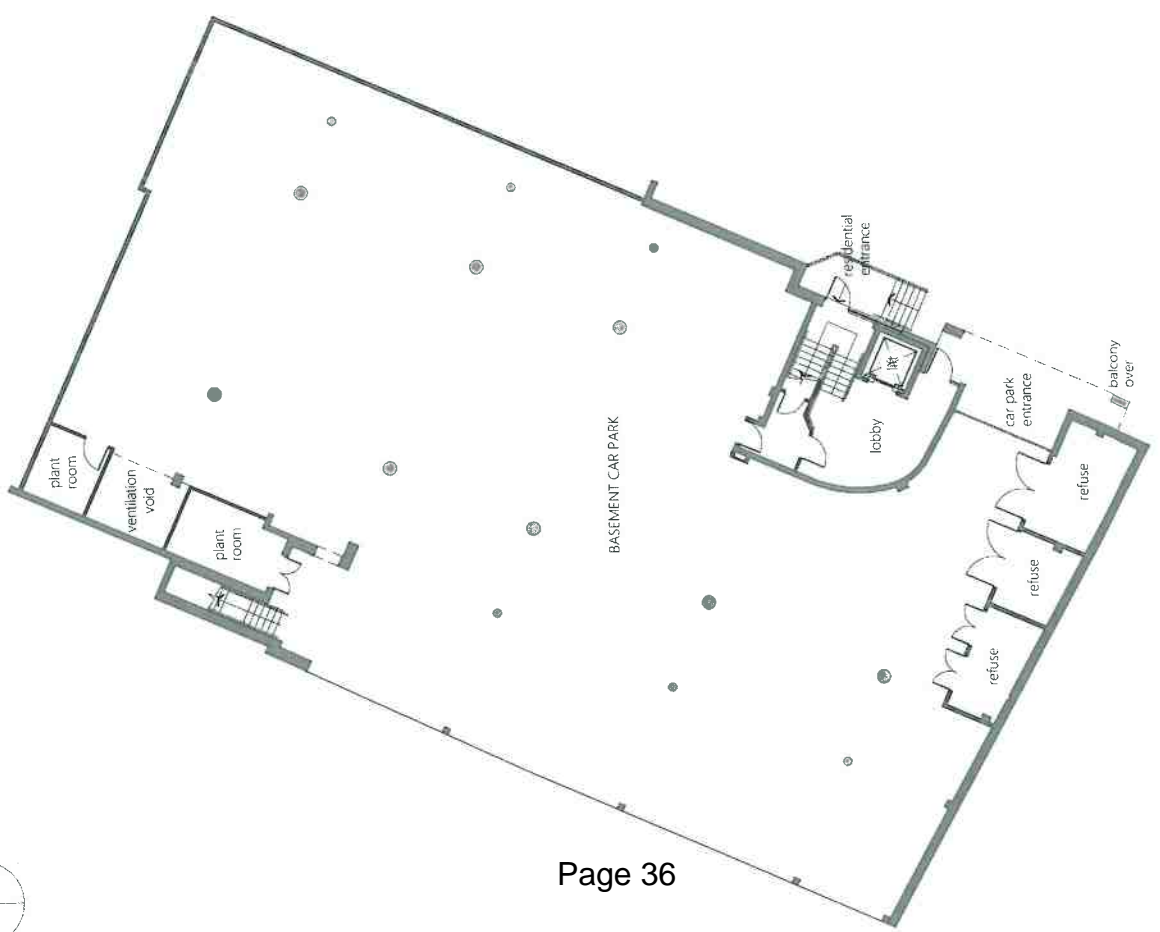


GROUND FLOOR PLAN @ 1:100 SCALE

SNAP FITNESS
 PLANNING APPLICATION -
 PROPOSED SITE & BUILDING PLANS
 19/09/2017
 architecture
 # 6402/P103

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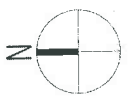
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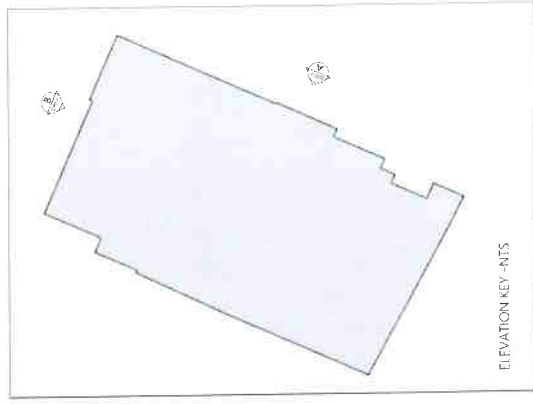
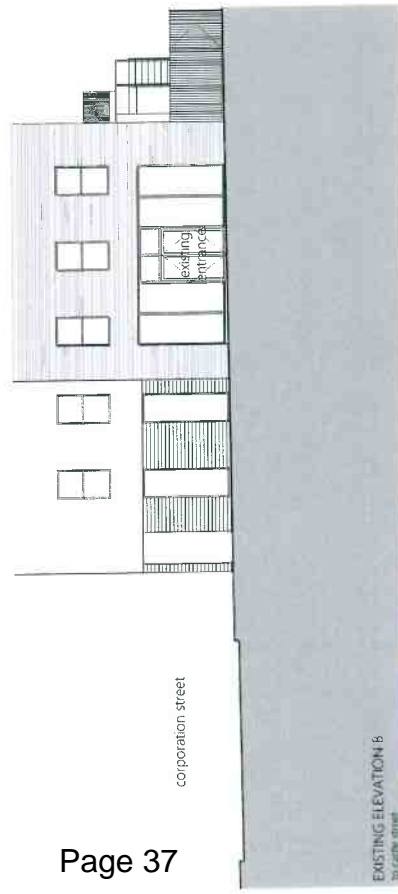
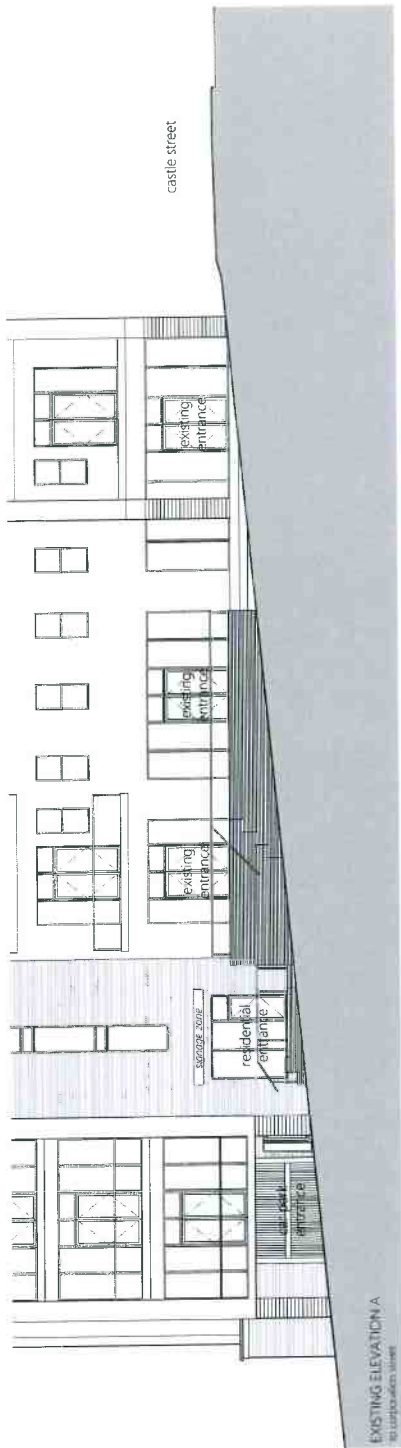


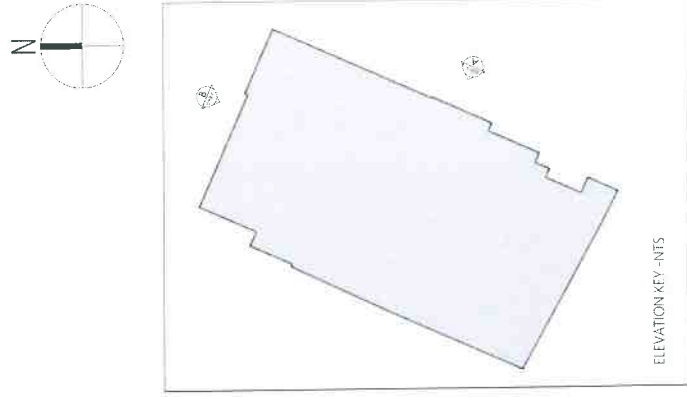
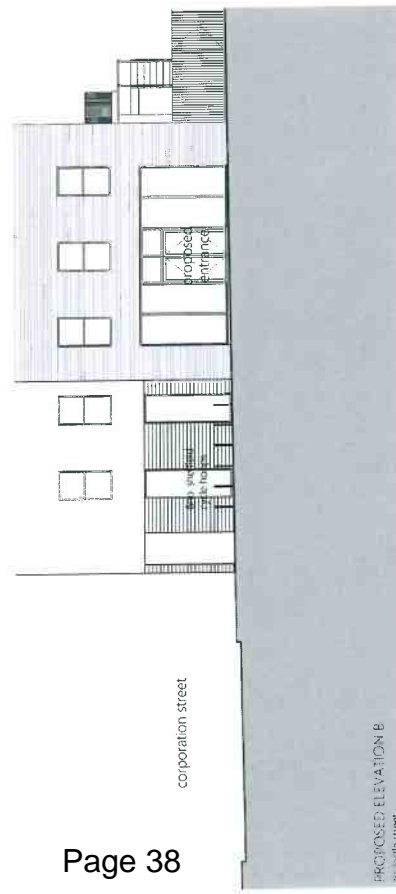
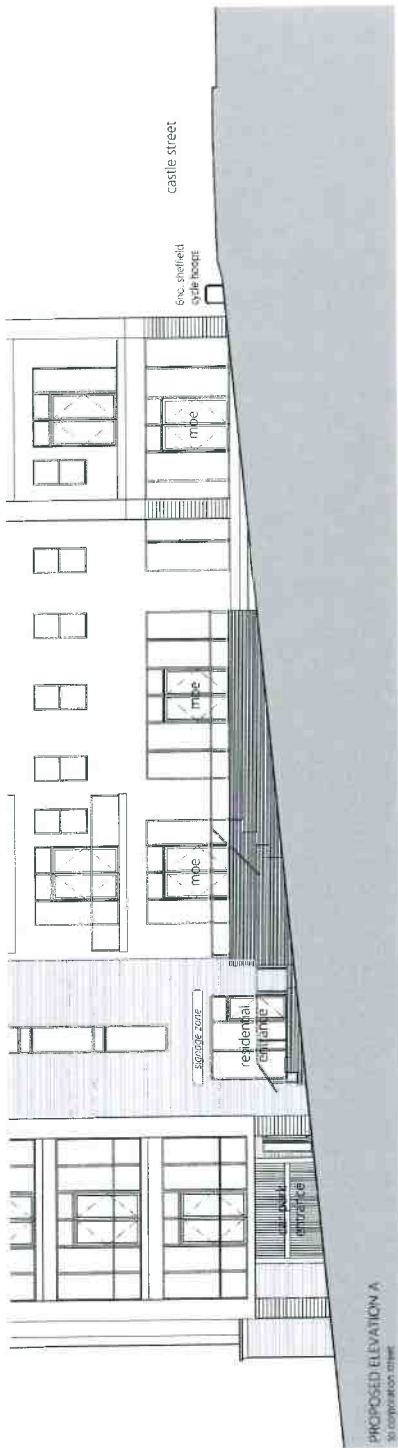
BASEMENT PLAN @ 1:100 SCALE

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Agenda Item 7.

Contact: Sarah White DDI No. 01494 421517 (part time)

App No : 18/05741/FUL App Type : FUL

Application for : Conversion of existing house into 2 x 3 bed flats, construction of front porch, insertion of side window and widening of parking area to front to create additional parking

At 1 Hillary Close, High Wycombe, Buckinghamshire, HP13 7RP

Date Received : 25/05/18 Applicant : Mr Mohammad Arif

Target date for decision: 20/07/18

1. Summary

- 1.1. The proposal would be considered to provide a satisfactory living environment for the future occupiers, and to safeguard the privacy and amenity of the neighbouring properties. Furthermore the proposal would not be considered to have a detrimental impact upon the character and appearance of the area or the safety and convenience of users of the adjoining highway. The proposal complies with the relevant Development Plan policies and is therefore recommended for approval subject to conditions.

2. The Application

- 2.1. Full planning permission is sought for the conversion of existing house into 2 x 3 bed flats. The proposed conversion works involve the construction of a front porch, the insertion of ground floor window within the western flank elevation, stepped access between the parking area and the front porch, and the widening of dropped kerb and parking area to front to create additional on-site parking. Each flat would utilise a separate entrance with one flat being located on the ground floor and the other flat occupying the first floor. The agent has submitted an additional plan showing the layout of the existing roof space and loft hatch access.
- 2.2. The application related to a two storey semi-detached dwelling finished in brick under a hipped tiled roof. The property has been previously extended by means of a part two storey/part single storey rear extension, rear canopy roof, and a single storey side extension. The property currently benefits from a dropped kerb and on-site parking for two vehicles. The property occupies a roughly triangular shaped plot located within the established residential area of Hillary Road, in close proximity to the junction of Hillary Road and Hillary Close. Ground levels slope up towards the northwest.
- 2.3. The application is accompanied by:
Design and Access Statement
- 2.4. This application has been amended through the submission of drawing numbers 1185/03A, 1185/06B, and 1185/07; showing the position of the existing roof lights, amending the parking layout to create a pedestrian footpath, and adjusting the dimensions of the proposed parking spaces.

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. In this instance the applicant/agent was updated of any issues after the initial site visit and provided the opportunity to submit amended plans to address the issues raised. The agent responded by submitting amended plans, which were found to be acceptable, and the application was recommended for approval in accordance with the Council's delegated procedures.

4. Relevant Planning History

- 4.1. 10/07602/FUL – Householder application for construction of single storey and first floor side extensions and new front porch – Approved but not implemented
- 4.2. 10/05941/FUL - Householder application for first floor side extension and front porch – Approved but not implemented
- 4.3. 06/07728/FUL – Construction of front porch (retrospective) – Refused. The front porch was considered to visually unbalance the proportions of the original pair of properties. The mass and bulk of the porch was considered to dominate the property harming the character and appearance of the property and the street scene. The appeal was dismissed and the porch removed.
- 4.4. 04/07607/FUL – Construction of single storey side, part single storey, part two storey rear extensions - Approved
- 4.5. 04/05017/FUL - Construction of single storey side, part single storey part two storey rear extensions incorporating new garage - Approved

5. Issues and Policy considerations

Principle and Location

Adopted Local Plan (ALP): G3;
Core Strategy Development Planning Document (CSDPD): CS19;
Residential Design Guidance Supplementary Planning Document;
New Local Plan Submission Version: Policies CP1, CP3, CP9, DM20, DM35;

- 5.1. The application site is located within an existing residential area. Given this policy context residential intensification is considered acceptable in principle, providing the development complies with the Development Framework and other material planning considerations.

Raising the quality of place making and design

ALP: G3, G7, G8, G10;
CSDPD: CS19
New Local Plan (Submission Version):CP9, DM35
Residential Design Guidance

- 5.2. This application seeks to convert an existing 4-bed dwelling to form two 3-bed flats. The external alterations consist of the construction of a new front porch and the insertion of ground floor window within the western flank elevation.
- 5.3. Within the site frontage excavation works would take place, alongside alterations to the kerb line, to enlarge the existing frontage parking area. As a result the frontage would be entirely hard surfaced. It was noted during the application site visit that the frontage of the neighbouring property No. 3 Hillary Close has already been turned over to hardstanding for parking, albeit with a smaller crossover and the retention of a small front boundary wall.
- 5.4. To the rear of the site the garden area is shown to be unchanged, although it is anticipated that the new bin and/or cycle stores would be most likely to be located to the side and/or rear of the building. It is considered that details of the bin and cycle stores could be adequately dealt with via condition, to ensure that the scale, design and location of the structures is acceptable.
- 5.5. Whilst the proposal would increase the number of residents within the building, the impact of the proposal upon the overall character and appearance of the residential

area would be considered relatively minimal.

Amenity of existing and future residents

ALP: G3, G8, H19;

CSDPD: CS19;

New Local Plan (Submission Version): DM33, DM35

Residential Design Guidance

Neighbouring Properties

- 5.6. The site is bounded by No. 87 Hillary Road to the west, a parking area associated with the Highcrest academy school to the north, and the adjoining semi-detached property No. 3 Hillary Close to the east. The proposed external alterations to the building itself consist of; a new front porch and the insertion of ground floor window within the western flank elevation. Though the demolition of the canopy roof at the rear of the property has not been specifically identified, as the application details make no reference to the retention of this structure and its location is not shown on the proposed plans, it is assumed that this structure is to be removed.
- 5.7. With regards to the impact upon No. 87 Hillary Road the proposed ground floor window would be located adjacent an existing window, facing an existing boundary fence. Having regards to the position of the window and the height of the adjacent fence the proposed window would not be considered to raise any significant issues in terms of overlooking.
- 5.8. As the proposal would utilise the existing amenity area to provide the necessary amenity for the occupiers of the new units, this aspect of the proposal would not be considered to raise any particular concerns with regards to neighbouring amenity.
- 5.9. Whilst officers are mindful that roof lights have already been inserted within the roof space, the floor plans indicate that this area is used for storage. In any event the roof lights are existing and any views from those roof lights would be directed toward the rearmost section of the garden. Should the roof space be converted to create an additional bedroom at some time in the future, the use of the loft space as habitable floor area in connection with the first floor flat would be no different from the use of the loft space as habitable floor area in connection with the use of the property as a single dwelling.
- 5.10. The proposed conversion of the dwelling to form two flats would not be considered to result in any significant change in the relationship between the application property and the adjacent dwellings in terms of light, outlook and privacy. As such the impact upon the residential amenities of these properties is considered acceptable.

Future Occupiers

- 5.11. Each flat would utilise a separate entrance with one flat being located on the ground floor and the other flat occupying the first floor. The proposed development would be considered to provide a good standard of habitable accommodation for the new occupiers in terms of layout, light, outlook and privacy.
- 5.12. The existing rear garden area is of a sufficient size to be used as a single shared amenity area, or divided to create separate amenity areas for each flat. Although the application drawings do not identify any dedicated bin or bicycle storage, given the size and arrangement of the site it is considered this matter could be adequately dealt with by means of a condition.
- 5.13. Having regards to the above it is considered that the proposal would provide an acceptable standard living environment for the occupiers of the new units, with an acceptable level of conveniently located parking, without having a detrimental impact upon the residential amenities of the neighbouring properties.

Transport matters and parking

ALP: T2, T5 and T6;

CSDPD: CS20;

New Local Plan (Submission Version): DM33

Buckinghamshire Countywide Parking Guidance

- 5.14. The application site is located within Residential Zone A wherein each property with up to 3 bedrooms/6 habitable rooms would be expected to provide 2 on-site parking spaces, with each space a minimum of 2.8 metres in width by 5 metres in length.
- 5.15. The application has been amended to demonstrate the provision of 4 on-site parking spaces measuring 2.8 metres in width by 5 metres in length, with pedestrian footpath a minimum of 1 metre in width to provide unhindered foot access to the flats, in accordance with the Highway Authority's initial comments.
- 5.16. With regards to cycle parking the proposed development would be expected to provide safe and secure covered storage for a total of 4 bicycles. As discussed above whilst the application drawings do not identify any dedicated cycle storage, given the size and arrangement of the site it is considered this matter could be adequately dealt with by means of a condition
- 5.17. Any access point along this section of the road would need to comply with the visibility requirements stated by Manual for Streets and the County Highway Authority have confirmed that this can be secured by way of condition.
- 5.18. The proposed development would provide a sufficient level of on-site parking in accordance with the Buckinghamshire Countywide Parking guidance, and would not be considered to have a detrimental impact upon the safety and convenience of users of the adjacent highway, or the associated footway.
- 5.19. Whilst officers are mindful that roof lights have already been inserted within the roof space, having consulted the Buckinghamshire Countywide Parking Guidance officers can confirm that, should the roof space be converted to create an additional bedroom, the parking requirement would remain unchanged.

Flooding and drainage

ALP: G12;

CSDPD: CS1, CS18;

DSA: DM17;

New Local Plan (Submission Version): DM39

DETR Circular 03/99

- 5.20. The site is not located within the flood plain or within an area identified as being at risk of surface water flooding. The Buckinghamshire County Council SuDS team has no comments on this planning application due to the scale of the development which predominantly relates to changes to the internal configuration of the building.
- 5.21. The proposed dwellings would be served by mains drainage which is the preferred method for foul sewage removal. Thames Water monitor the Council's weekly list of applications and comment as they deem necessary. No objections have been received from Thames Water in relation to the current proposal therefore the Council has no objections in respect of this aspect of the proposal.

Building sustainability

Core Strategy Development Planning Document (CSDPD): CS18;

DSA: DM18;

New Local Plan (Submission Version): Policies DM41

- 5.22. 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 therefore only considered necessary to condition water efficiency.

Weighing and balancing of issues – overall assessment

- 5.23. 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.
- 5.24. 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
- 5.25. As set out above it is considered that the proposed development would accord with the relevant of 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 1185/01, 1185/02, 1185/03A, 1185/04, 1185/05, 1185/06B, and 1185/07 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 materials to be used for the external surfaces, including walls, roofs, doors and windows and the surfacing materials for the extended parking area, shall be of the same colour, type and texture as those used in the existing building and parking area, unless specified within the application details or otherwise first agreed in writing by the Local Planning Authority.
Reason: To secure a satisfactory external appearance.
- 4 Details of facilities to be provided for the storage of; bicycles, refuse bins, and recycling bins within the site shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The facilities shall be provided in accordance with the approved details before the development that they relate to is first occupied and thereafter the facilities shall be permanently retained.
Reason: To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents.
- 5 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).

- 6 No other part of the development shall begin until the new means of access has been altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

- 7 The scheme for parking 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 and park off 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. In this instance the applicant/agent was updated of any issues after the initial site visit and provided the opportunity to submit amended plans to address the issues raised. The agent responded by submitting amended plans, which were found to be acceptable, and the application was recommended for approval in accordance with the Council's delegated procedures.

- 2 It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

- 3 The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact Transport for Buckinghamshire at the following address for information.

Transport for Buckinghamshire (Streetworks)
10th Floor, New County Offices
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
01296 382416

- 4 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.

- 5 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.

18/05741/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Julia Wassell - Thank you for contacting me regarding this planning application. I am not in support of this application due to insufficient parking in this small Close and also a drastic change of character for this small Close which has been family housing for one family. In addition, I have removed really recently received multiple complaints from residents about this application and would therefore wish to call it in to the planning committee. I have raised separate concerns about the management of this property with Bucks County Council.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished – Totteridge Ward

Buckinghamshire County Council (Non Major SuDS)

Comment: Thank you for the consultation on the above proposal, which we received on 29th May 2018. Having reviewed the information submitted to accompany this application, Buckinghamshire County Council as the Lead Local Flood Authority (LLFA) has no comments on this planning application due to the scale of the development; the proposed alterations are predominantly internal, with the exception of the proposed porch which has a small footprint proposed on an area of existing hardstanding. From the review of surface water mapping and groundwater mapping; the site does not appear at risk of flooding (Groundwater mapping provided by Jeremy Benn Associates and surface water mapping provided by the Environment Agency).

County Highway Authority

Initial Comment: The proposed development is the conversion of the existing three bed dwelling into two three bed flats with associated parking off Hillary Close, High Wycombe. Hillary Close is an unclassified road subject to a 30mph speed limit. There are footways in the vicinity of the site which provide links to public transport.

Drawing 1185/06 shows the existing dropped kerb off Hillary Close extended. The proposed dropped kerb extension would provide adequate access to the proposed parking spaces. Any access point along this section of the road would also need to comply with the visibility requirements stated by Manual for Streets of 2.4m X 43m from both directions to the near side carriageway and this can be secured by way of condition should this application gain approval.

Regarding parking; Wycombe District Council has adopted the County Council's Buckinghamshire Countywide Parking Guidance (BCPG) policy document, and identifies the site as being located within Zone A. When using the parking calculator, it states that each two bedroom dwelling is required to have at least two car parking spaces and that each parking space should be a minimum of 2.8 x 5m wide. After assessing Drawing 1185/06 I note that the proposed spaces fall short of the minimum width of 2.8 x 5m as they measure approximately 2.4 x 5.1m. I therefore require the submission of amended plans showing the parking spaces widened in accordance with guidance to ensure they can safely accommodate vehicles off the highway.

I am also concerned that there is insufficient space between the proposed porch and parking spaces to ensure safe access. Additional plans must therefore be submitted illustrating that there is at least one metre between the porch and parking spaces.

Mindful of the above, I require additional information to be provided. Once in receipt of satisfactory information, I will be in a position to submit final highway comments.

Further Comments: Hillary Close is an unclassified residential road subject to a 30mph speed restriction with no parking or waiting restrictions in place. The road benefits from pedestrian footways and street lighting.

The Highway Authority has previously provided comments on this application. My colleague Sarah Hearn requested the demonstration of four parking spaces meeting 2.8 x 5 metre dimensions in addition to a 1 metre wide footway to provide safe access to the dwellings.

I note that these comments were based upon the information supplied that the development will constitute two three bed flats and not one or more sui generis house/s in multiple occupation.

Having assessed the submitted plans, I consider the parking requirement and the pedestrian access to both flats to have been demonstrated. I believe that these can be secured by way of condition.

Mindful of the above comments, I have no objection to the proposed application subject to the suggested conditions and informatives.

Control of Pollution Environmental Health

Comment: No objection.

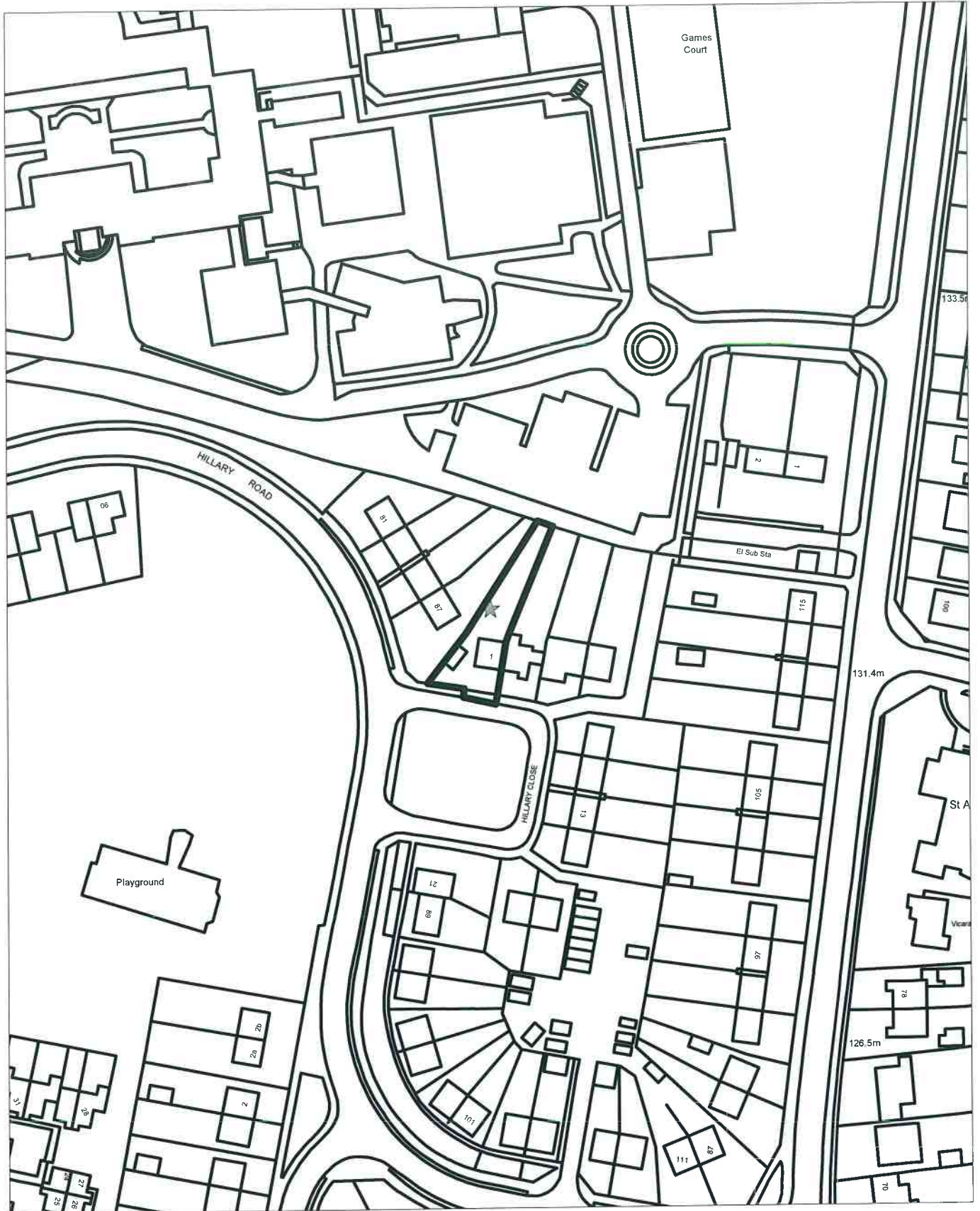
Representations

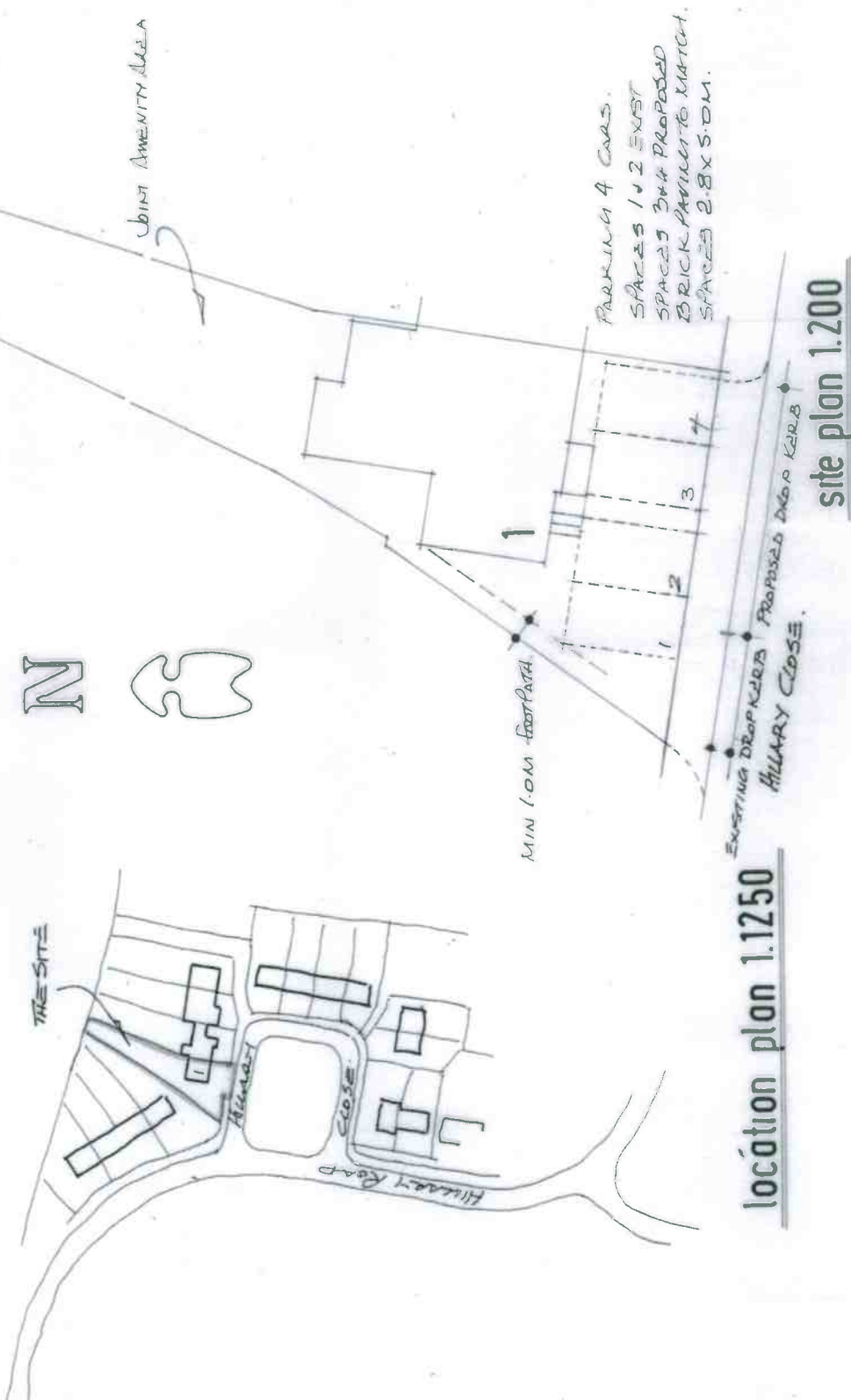
14 Letters of objection were received in response to the application. Summary of comments received objecting on the following grounds:

- Out of keeping with the character of the area,
- Location of bin storage unclear,
- Potential increase in noise arising from increase in number of residents,
- Loss of neighbouring privacy,
- Safety of users of the footpath,
- Concerns over foul sewerage disposal method.

Concerns have also been raised with regards to overflowing bins, flies, and rats. Whilst the provision of suitable bin storage areas is a planning consideration, issues relating to: fly and rat infestations as a result of overflowing refuse bins, noise nuisance, and antisocial behaviour are covered by separate legislation under the Environmental Health Act and as such do not constitute a material planning consideration in this case.

18/05741/FUL
Scale 1/1250





JOINT AMENITY AREA

Ref: 18 / CSRW / PC
AMENDED

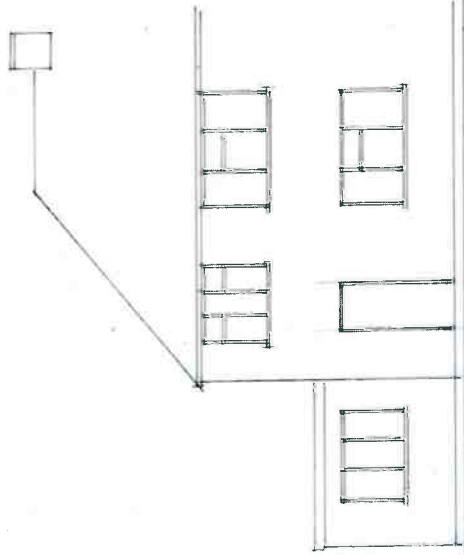
REV A MAY 2015
RED LINE TO LOCATION PLAN
REVISED.

1	0	1	2	3
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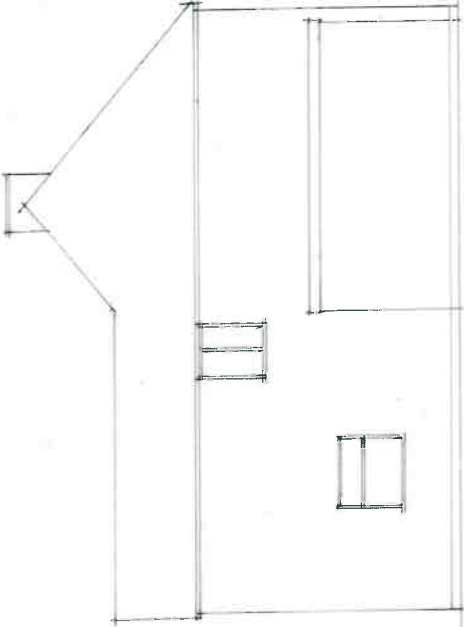
scale 1:50 paper a3

Revisions	Client	Project	Drawing	Scale
	MR ASIF	1 HILLARY CLOSE HIGH WYCOMBE	LOCATION & SITE PLANS	1:1250 1:200
			Tim Isaac Architectural Design Services	Drawing Number
			40 Plainview Road, Taplow, Maidenhead, Berkshire SL6 0NQ Tel: 01628 602971	1185/06
	Dean	Date		Revision
	Asif			0b

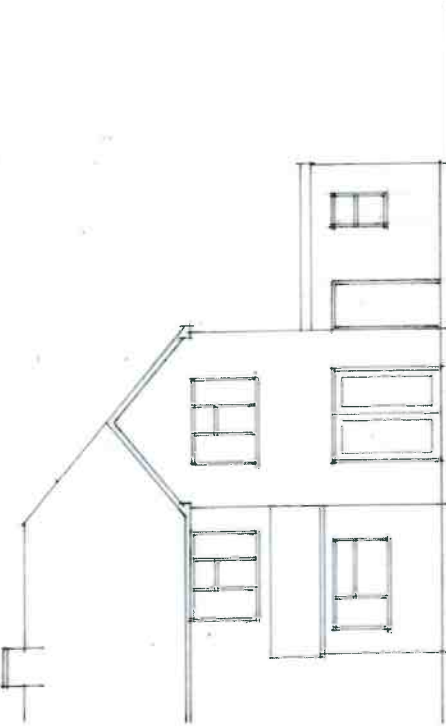
LOCATION SITE PLANS



front



side

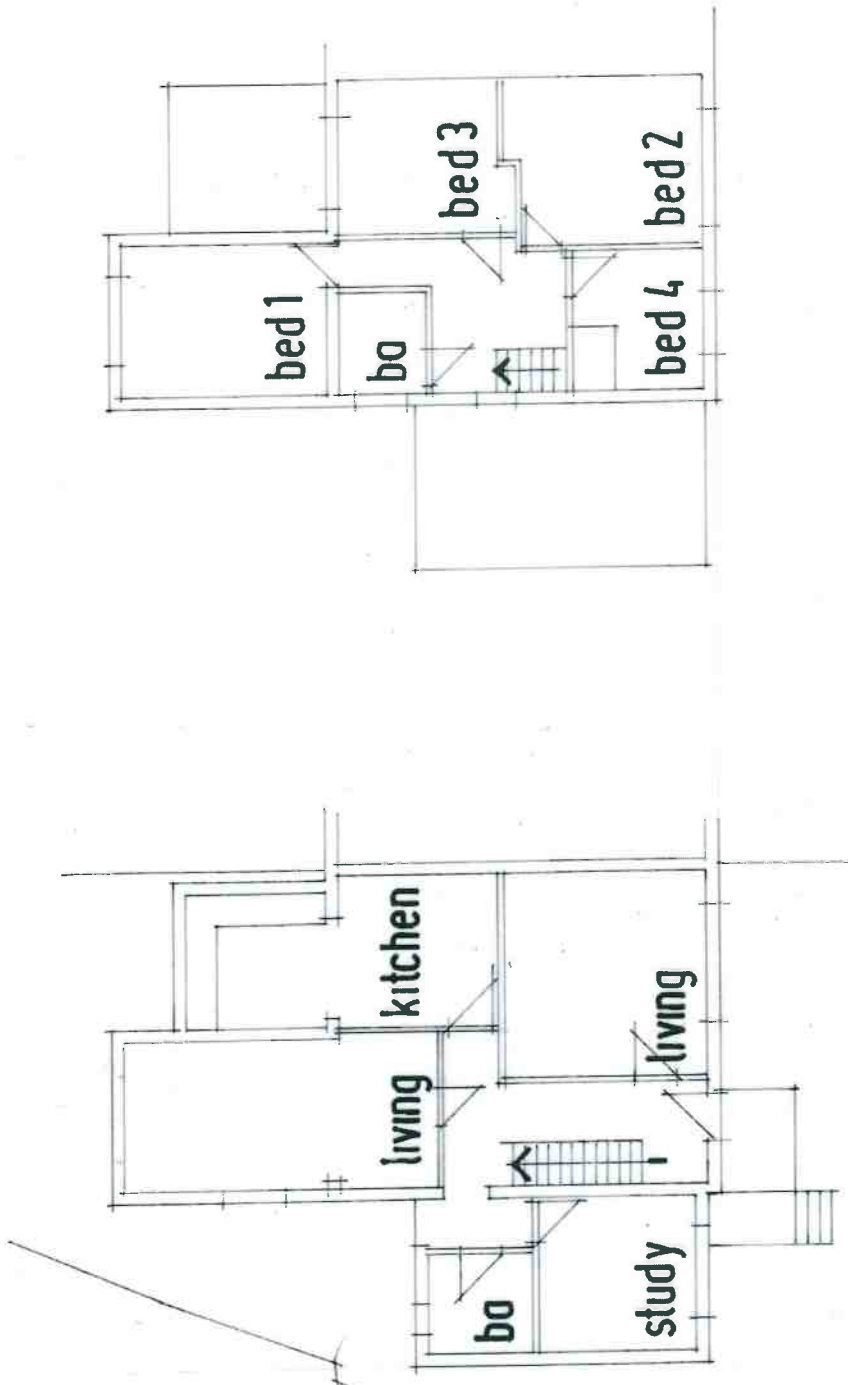


rear

0 1 2 3 4 5
 scale 1:100 paper a3

Revisions	
Client	MR. ARIF
Project	1. HULLAY CLOSE HIGH WYCOMBE
Drawing	EXISTING ELEVATIONS
Tim Isaac <small>INC. ARCH. M.C.I.A.T. ATP</small> Architectural Design Services 80 Fairview Road, Taplow, Maidenhead, Berkshire SL6 0NQ Tel: 01628 662871	
Drawn	<i>Tim Isaac</i>
Date	
Scale	1:100
Drawing Number	1185/05
Revision	

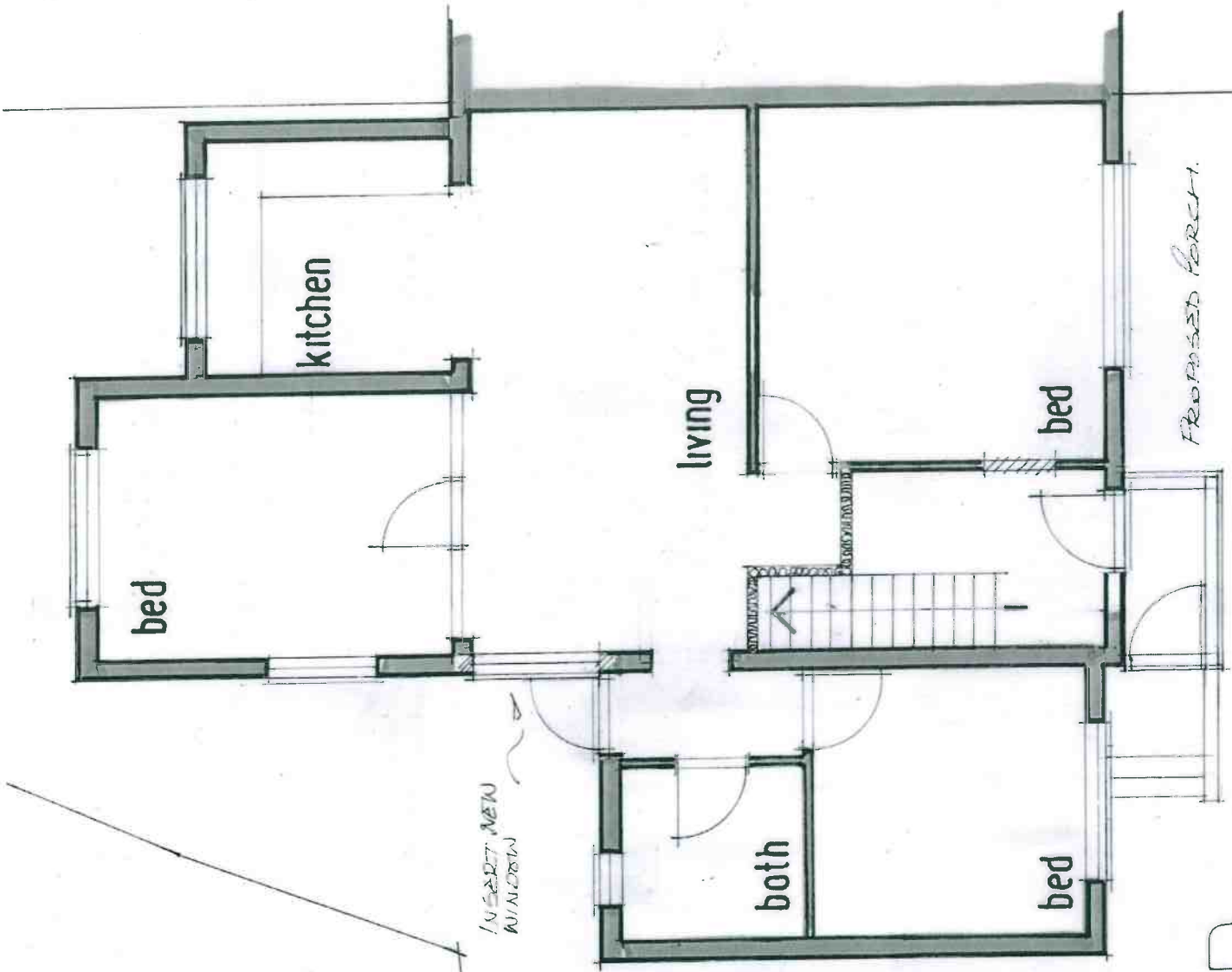
ELEVATIONS EXISTING



0 1 2 3 4 5
 scale 1:100 paper a3

Revisions	
Client	MR ADIF
Project	1 HILLARY CLOSE HIGH WYCOMBE
Drawing	EXISTING FLOOR PLANS
Tim Isaac <small>MR ARCH, MCIAT, AIA</small> Architectural Design Services 80 Fairview Road, Taplow, Maidenhead, Berkshire SL6 0NQ Tel: 01628 662971	
Drawn	<i>Tim Isaac</i>
Date	1:100
Drawing Number	1185/04
Revision	

EXISTING FLOOR PLANS

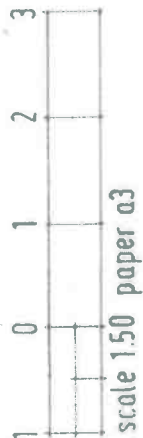
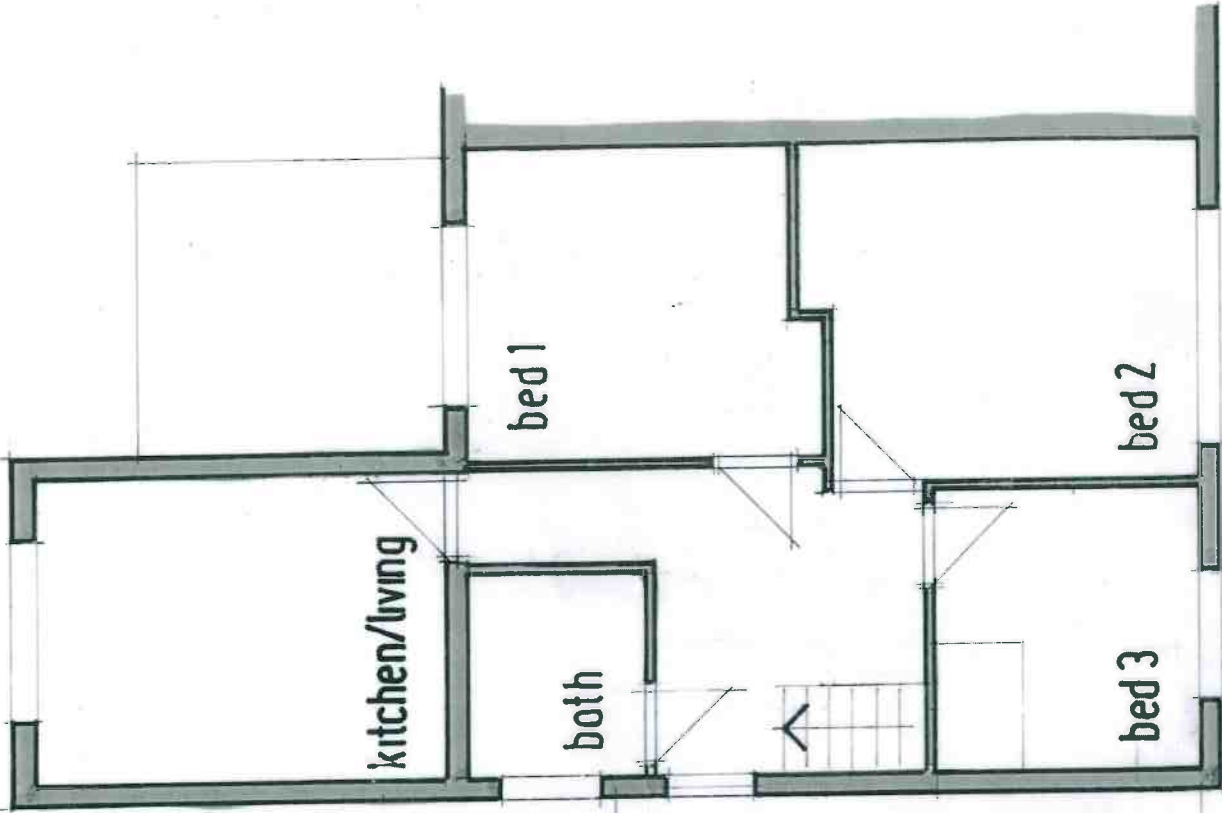


Revisions	
Client	MR ARAF
Project	1 HILARY CLOSE HIGH WYCOMBE
Drawing	GROUND FLOOR
Tim Isaac (IP ARCH, MCITAT, ATP) Architectural Design Services 80 Fairview Road, Taplow, Maidenhead, Berkshire SL6 0NQ Tel: 01628 662971	
Drawn	T. Isaac
Date	11/12/07
Scale	1:50
Drawing Number	1185/01
Revision	

GROUND

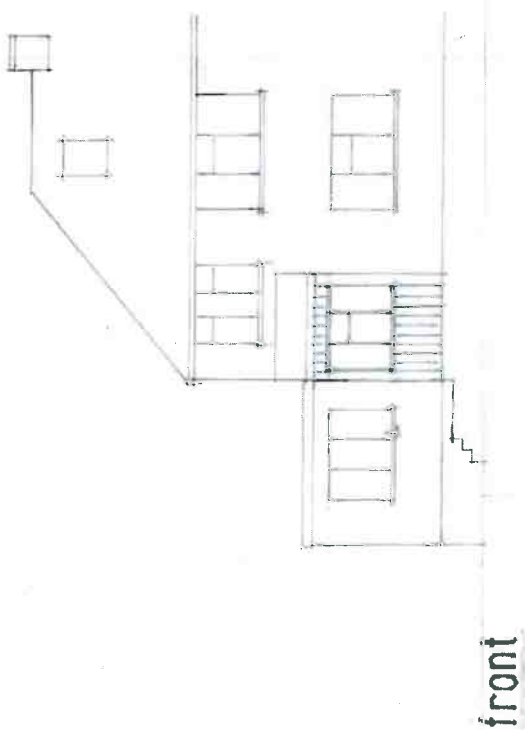
PROPOSED PORCH

INSERT NEW WINDOW

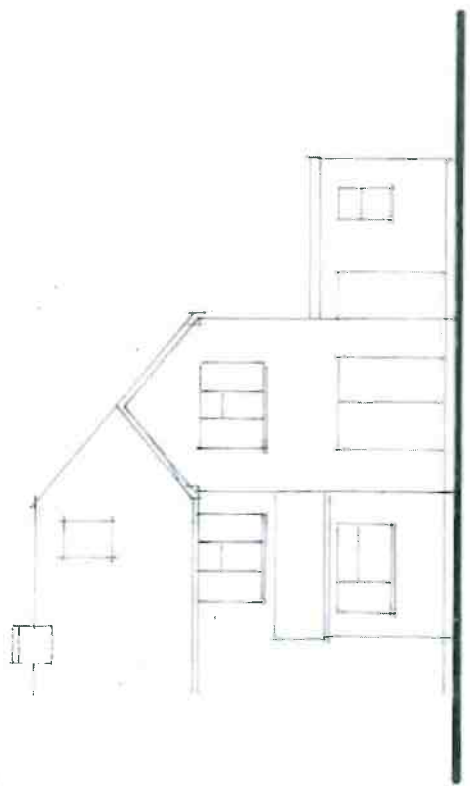


Revisions	
Client	MR ALIF
Project	1 HULLARY COOSE HULL WYCOMBE
Drawing	FIRST FLOOR
Tim Isaac <small>MR ARCH. MCIAI. ATP.</small> Architectural Design Services	
80 Fairview Road, Taplow, Maidenhead, Berkshire SL6 0NQ Tel: 01628 669971	
Drawn	T. Isaac
Date	12/7/20.7
Scale	1:50
Drawing Number	1185/02
Revision	

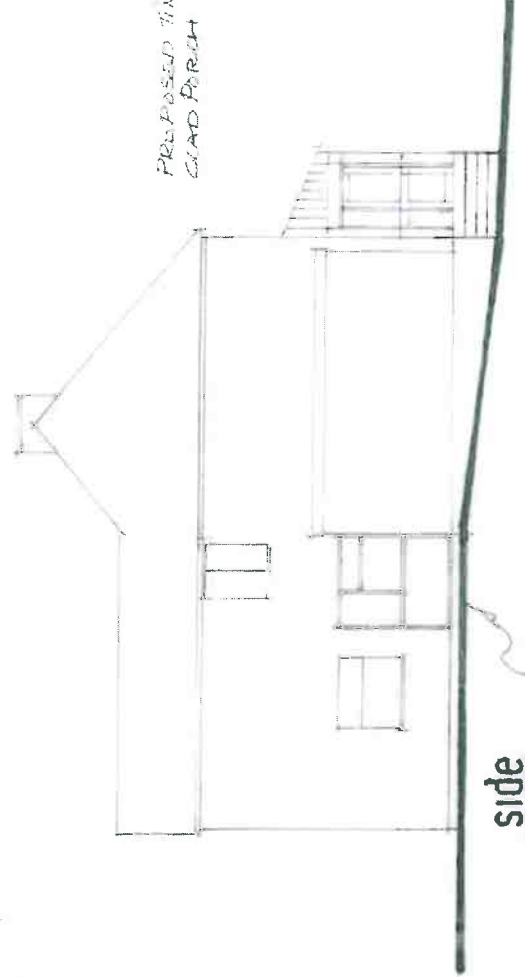
FIRST FLOOR



front



rear



side

INSERT NEW WINDOW

PROPOSED TIMBER
GLAZED PORCH & STAIRS.



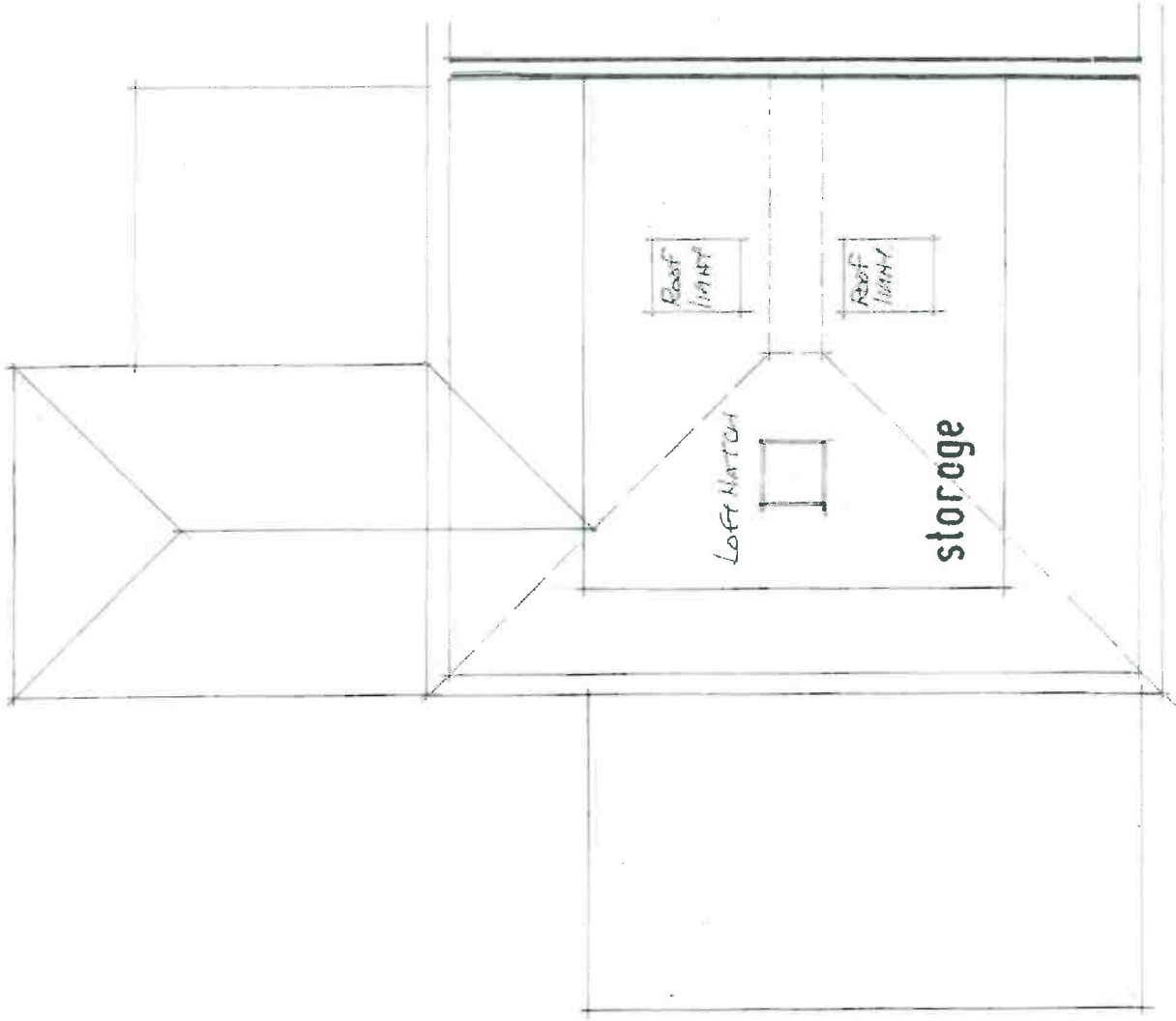
side

Ref: 18/0574/RW
AMENDED

Rev A Aug 2019
Rear Windows Added

Revisions	
Client	MR. SEIF
Project	1 HILARY CLOSE HIMMAYCOMBE
Drawing	ELEVATIONS
Tim Isaac 19 ARCH. REG. AEP Architectural Design Services 80 Fairview Road, Taplow, Maidenhead, Berkshire, SL6 0RN Tel: 01628 682971	
Drawn	T. Isaac
Date	1/12/18
Scale	1:100
Drawing Number	1185/03 a
Revision	

ELEVATIONS



REF: 18 JOSEPH / FU
 ADDITIONAL PLANS

LOFT



Revisions	
Client	MR ARIF
Project	1 HILLARY CLOSE HIGH WYCOMBE
Drawing	EXISTING LOFT STORAGE
TIM ISAAC ARCHITECTS Architectural Design Services 46 Parson Road, Tapscott, Middlesbrough, Yorkshire YO21 1RQ Tel: 01429 160511	
Drawn	H. Isaac
Scale	1:50
Drawing Number	1185/07
Revision	

Agenda Item 8.

Contact: Sarah Nicholson DDI No. 01494 421514
App No : 18/05978/FUL App Type : FUL
Application for : Demolition of existing dwelling and erection of replacement 6 bed detached dwelling with detached garage to front
At Hill House, Harvest Hill, Hedsor, Buckinghamshire, SL8 5JJ
Date Received : 13/04/18 Applicant : Mr T Procter
Target date for decision: 08/06/18

1. Summary

- 1.1. Permission is sought for the demolition of the exiting bungalow and the erection of a replacement 7 bedroom detached dwelling with detached garage to the front at Hill House, Harvest Hill.
- 1.2. While the proposed dwelling is substantially larger than the dwelling it is proposed to replace; though an imaginative use of the sites levels, it is nevertheless considered to comply with the criteria of policy C16. This policy allows for individually designed new or replacement dwellings in the Hawks Hill/Harvest Hill area providing developments avoid introducing an urban character and the need for highway improvements which would damage or destroy features which contribute to the landscape characteristics of the area.
- 1.3. In this instance as sufficient space is maintained around the building for it not to appear unduly cramped on the site and to allow room for a landscape setting to be provided commensurate with the semi-rural character of the area the proposal is considered to accord with policy C16.
- 1.4. Furthermore the proposal is considered to respect the amenities of neighbouring properties, to provide an acceptable level of amenity for future occupiers; and to provide an acceptable level of mitigation in ecological terms and environmental terms. The use of the existing access means that improvements to the access will be minimal and will not affect the overall character of Harvest Hill.
- 1.5. The application is recommend for approval.

2. The Application

- 2.1. Permission is sought for the demolition of the exiting bungalow and the erection of a replacement 7 bedroom detached dwelling with detached garage to the front at Hill House, Harvest Hill.
- 2.2. The application site is situated on south west side of Harvest Hill in a row of detached properties of varying design and age. The plot is some 24m wide by 56m long and slopes down from the road frontage with a fall of approximately 6m. Most of this change in levels is accounted for by the terracing in the rear garden. To the rear is another recently constructed property Harwin accessed via a track located on the far side of Hylands the property to the north east of the application site.
- 2.3. The proposed dwelling would be positioned in a similar location to the existing property just over half way back on the plot, alongside the adjacent property Bourne End House. The replacement dwelling is shown to be of a modern design finished in white render under a gabled slate roof. Three levels of accommodation are proposed the lower floor being a basement that will only be visible from the rear. From the road the proposal has a two storey appearance. Internally accommodation will include 7 bedrooms, with 5 bathroom all en-suite, an open plan family, breakfast and kitchen,

three further reception rooms, a study, cinema, gym and utility room. Balconies are shown at the rear of the property on both the ground and first floors with a terrace below which would provide direct access to a swimming pool. The balconies at first floor level are set within the roof. To the front of the property close to the south east corner of the site a three bay garage is proposed under a dual pitched roof.

- 2.4. The application is accompanied by:
 - a) Design and Access Statement
 - b) Site survey
 - c) Bat survey
- 2.5. The application has been amended by the submission of additional information relating to SuDS, ecology and to correct drafting errors in the plans.
- 2.6. The application site is located in the Hawks Hill/Harvest Hill area, in residential parking zone B.

3. Working with the applicant/agent

- 3.1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 3.2. In this instance the applicant was provided with pre-application advice and this application follows a previously withdrawn application. The applicant was appraised of issues following submission of the application. The applicant responded by submitting additional information in respect of SuDS information.

4. Relevant Planning History

- 4.1. 17/08290/FUL - Demolition of existing dwelling to erection of replacement 6 bed detached dwelling with detached garage to front. Withdrawn.

5. Issues and Policy considerations

Principle and Location of Development

Adopted Local Plan (ALP): G3, G8; and C16

Core Strategy Development Planning Document (CSDPD): CS17 and 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), DM33 (Managing carbon Emissions: Transport and Energy Generation), DM35 (Placemaking and Design Quality) and DM44 (Development in the Countryside Outside of the Green Belt)

- 5.1. The application site is located in the Hawks Hill/Harvest Hill area where adopted policy C16 allows for new or replacement dwellings providing the proposal meets the more detailed criteria set out in the policy. Developments should therefore avoid introducing an urban character and the need for highway improvements which would damage or destroy features which contribute to the landscape characteristics of the area. Policy allows for individually designed buildings, set in substantial grounds with an informal layout commensurate with the semi-rural character of the area.

Raising the quality of place making and design

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), C16 (Hawks Hill/Harvest Hill), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), Appendix 1
CSDPD: CS19 (Raising the quality of place shaping and design)

DSA: DM11 (Green networks and infrastructure)

New Local Plan (Submission Version): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.2. The existing property on this plot is single storey and set well back on the plot so has limited presence within the street scene compared with neighbouring properties. The proposed dwelling is considerably larger than the existing with accommodation spread over three floors. However, from the street it will have a 2 storey appearance, with a similar overall height to its two storey neighbours. It will therefore not look out of place in terms of scale.
- 5.3. The dwelling will be situated over 4m from both side boundaries. This provides sufficient space for existing boundary hedging to be retained and where necessary enhanced and for a visual separation to be maintained with the neighbouring property Bourne End House which sits on the common boundary. The front wall of the new dwelling would be set midway between that of Bourne End House and Hylands and although forward of the front of the existing bungalow by some 3m it will not appear over dominant within the street scene.
- 5.4. The proposed garage would be located forward of the dwelling on the site of two existing, smaller outbuildings. In this location the garage will be shielded from view by the sites visually strong front boundary and the hedging the separates the site from Hylands. The single storey garage is set far enough away from the front boundary to allow for existing vegetation to be retained and enhanced. Although located closer to the boundary with Hylands there is still space of the existing hedge to be retained. Due to the topography of the road and the sites projection forward of neighbours located to the south west the garage will be glimpsed in as one travels up the road. However, this will be seen in the context of neighbouring development which, although set further back, is quite prominent as front boundaries are generally more open than that on the application site.
- 5.5. The front of the existing dwelling is already dominated by an extensive driveway and while the reconfigured access and turning arrangements may result in slightly more hard standing, this will not appear any more formal than the existing arrangements. There is an opportunity to provide additional landscaping to the front of the site and to reinforce existing boundaries, which could provide the development with the landscape setting required by policy. This could be covered by condition.
- 5.6. The design of the proposed dwelling is modern, with strong vertical windows set under gabled roofs. It is proposed to finish the dwelling in render under a slate roof, details of which can be submitted by way of condition. Policy C16 specifically allows for individually designed dwellings and the design features and materials proposed are both common within this locality.
- 5.7. In this instance, it is considered that the scale and design of the replacement dwelling will be appropriate for its location. It will contribute to a sense of local identity by respecting or enhancing the existing character of the area and by not appearing visually intrusive within the surrounding rural landscape. As a result it is considered that the proposal would not harm the rural character and appearance of the Hawks Hill/Harvest Hill Area. Therefore this proposal is considered acceptable in principle, subject to other material considerations.

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

Adopted Local Plan (ALP): G3, G8;

Core Strategy Development Planning Document (CSDPD): CS19;

Residential Design Guidance Supplementary Planning Document;

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

- 5.8. Attached neighbours to the application site are Hylands to the north east, Bourne End House to the south west and to the rear Harwin (Strathcona House).
- 5.9. Hylands is situated some distance from its common boundary with the application site and will therefore not be unduly impacted in terms of loss of light or outlook. No flank windows are being proposed in the new dwelling and as the first floor balconies will be set within the roof space, no undue loss of privacy will occur to either Hylands or Bourne End House. This situation can be maintained by a condition withdrawing permitted development rights for flank facing windows.
- 5.10. The new dwelling is shown to be set alongside Bourne End House. With the Council's light angles being respected and no flank facing windows, the proposal will not appear overbearing or cause an undue loss of outlook or privacy. It should also be noted that the proposed ground floor balcony is set in a position alongside the flank wall of Bourne End House, so no undue loss of privacy will occur in the use of the balcony.
- 5.11. Harwin, situated to the rear of the application site, is set at a considerably lower level. This property benefits from a terraced amenity area including roof terraces. The proposed ground floor balcony is set 14m from the common boundary with Harwin, and the first floor master bedroom balcony 17m. These distances represent a similar situation to the existing arrangement and with the level changes between the two it is considered that no undue loss of privacy will occur.
- 5.12. This neighbouring property like the other attached neighbours will undoubtedly be able to see the new dwelling, however it will not appear unduly overbearing or cause an undue loss of light or outlook.
- 5.13. The proposed garage is too far from any of the neighbours to cause any unneighbourly impact.
- 5.14. The proposal is thus considered to respect the amenity of neighbouring properties. However, in order to prevent this situation changing, it is considered appropriate in this instance to withdraw permitted development rights in terms of extensions and roof alterations.

Living environment created for future occupiers

Adopted Local Plan (ALP): G3, G8, G12, H18, H19, T5, T6;

Core Strategy Development Planning Document (CSDPD): CS19;

Residential Design Guidance Supplementary Planning Document;

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

- 5.15. Appendix 1 of the Adopted Wycombe District Local Plan states: 'Private amenity space should be provided for each new dwelling. More important than quantity is the quality of private amenity space and its usability.' The site would provide an amenity area surrounding the dwelling, similar to the existing situation. It is noted that the applicant is proposing to construct a swimming pool that will occupy much of the rear garden. This is a personal choice and although it would minimise the usable area of the rear garden is not an issue on which a reason for refusal could reasonably be based. As a result it is considered that this layout would provide an acceptable level of private amenity space for the occupiers of the dwelling.

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)

- 5.16. The proposed layout provides ample space to the front and within a garage to providing parking in excess of standards.
- 5.17. It is proposed to access the new dwelling via the existing access which is to be adapted. The County Highway Authority has confirmed that the altered access would not affect highway safety and it is considered that the changes proposed will have minimal impact on the overall character of Harvest Hill.
- 5.18. Access and parking is therefore considered acceptable.

Ecology and trees

Adopted Local Plan (ALP): G10, G11;

Core Strategy Development Planning Document (CSDPD): CS17

- 5.19. With regard to ecology implications the Ecology Officer has reviewed the submitted ecological appraisal and initially raised concerns about the proposed mitigation measures for bats. The report has been amended and the mitigation measures proposed are now considered to be acceptable, these would need to be secured through the imposition of a condition.

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)

- 5.20. It is noted that the foul sewage will drain to the mains sewer.
- 5.21. The SUDs Officer at Buckinghamshire County Council initially objected to the proposed development in respect of surface water management. Consequently the applicant submitted further information to mitigate the issues raised and on this basis the LLFA has confirmed there are no objections to the proposal subject to a condition being imposed as part of any planning permission for the development.

Building sustainability

Core Strategy Development Planning Document (CSDPD): CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Living within our limits SPD

New Local Plan Submission Version: Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation)

- 5.22. 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 Regulations. It is considered necessary to condition the water efficiency only. This matter could be adequately secured by a planning condition if permission were recommended.

Weighing and balancing of issues – overall assessment

- 5.23. 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.
- 5.24. 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

5.25. Policy C16 allows for individually designed new or replacement dwellings providing developments in the Harvest Hill area providing they do not introduce an urban character and the need for highway improvements which would damage or destroy features which contribute to the landscape characteristics of the area. While it is accepted that the proposed dwelling is substantially larger than the dwelling it is proposed to replace though an imaginative use of the sites levels, it is nevertheless considered to comply with the criteria of policy C16.

5.26. In this instance sufficient space is maintained around the building for it not to appear unduly cramped on the site and to allow room for a landscape setting to be provided commensurate with the semi-rural character of the area. Furthermore the proposal is considered to respect the amenities of neighbouring properties, to provide an acceptable level of amenity for future occupiers and to provide an acceptable level of mitigation in ecological terms and environmental terms. The use of the existing access means that improvements to the access will be minimal and will not affect the overall character of Harvest Hill.

5.27. It is considered that the proposed development would accord with adopted policies and should thus be permitted.

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 5048R 1A, 5048R 2A, 5048R 3A and 5048R 4; 3165 003 P1 and BOUR1601 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 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.

- 5 No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access within Highway Limits" 2013.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 6 The scheme for parking, garaging 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.
- 7 Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.
Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.
- 8 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
- Demonstration that the active rainwater harvesting system complies with British Standard 8515
 - Ground investigation supporting detail including:
 - Trial pit locations
 - Geological logs
 - Subject to infiltration being inviable at shallower depths, the applicant shall demonstrate an alternative means of surface water disposal for the proposed permeable paved areas.
 - Full construction details of all SuDS and drainage components
 - Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
 - Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction.
- Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.
- 9 The overall finished ridge height of the new dwelling hereby approved shall be no more than 99m above datum, as relating to the details shown on drawing number BOUR1601.
Reason:
In order to maintain the visual stepping up of properties up Harvest Hill.
- 10 No development above foundation level shall take place before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the retention of existing trees and boundary planting and the provision for:
- * enhanced screen planting to protect visual amenities of neighbouring properties;

- * screen planting to soften the appearance of the proposed development in public views; in particular views from Harvest Hill;
- * 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.

- 11 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.
- 12 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, B, C, D and E of Part 1 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.
- 13 No windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted.
Reason: To safeguard the privacy of occupiers of the adjoining properties.
- 14 The development shall take place in accordance with the arboricultural method statement (AMS) and tree protection plan submitted as part of the planning application, and any permitted works Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist. A single page report and photographic record showing the supervised works will be submitted to the Local Planning Authority within 7 days of each supervised event which will result in a certificate being issued by the planning authority upon completion
Reason: To ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value.
- 15 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).

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 pre-application advice and this application follows a previously withdrawn application. The applicant was appraised of issues following submission of the application. The applicant responded by submitting additional information in respect of SuDS information.

- 2 The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact Transport for Buckinghamshire at the following address for information:

Transport for Buckinghamshire (Streetworks)
10th Floor, New County Offices
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
Tel: 01296 382416

- 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.
- 5 You are advised that the development lies within 250 metres of a known landfill site and you may wish to satisfy yourself that the details of the construction of the proposals take the necessary account of the possibility of landfill gas from that source. If your proposal requires Building Regulation Consent this issue will be dealt with by the Building Control Division when a formal submission is made. However, this may require you to engage the services of a consultant with expertise in these matters.

Agenda Item 8. Appendix A

18/05978/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Tony Lee

Comments: I have reviewed the revised and latest planning application and if the officer is minded to approve this application I would like it to be called to the Planning Committee.

Comments on amended plans: Having reviewed the amendments I am still of the opinion that this should be called to committee, on the basis that I have received an abnormal number of calls objecting to this application. In the circumstances, if the officer is minded to approve this application, I would like it to be considered by the Planning Committee.

Parish/Town Council Comments/Internal and External Consultees

Wooburn and Bourne End Parish Council

Comments: No objections. We are mindful of Julian Smith's comments regarding landfill gases.

County Highway Authority

Comments: The application proposes the demolition of the existing dwelling on site and erection of a replacement seven bed detached dwelling with detached garage and associated driveway. Given the quantum of the proposed development I would not expect the proposals to significantly increase the expected vehicular movements associated with the site. The existing access will therefore not be significantly intensified, and the effect of the local highway network is capable of being accommodated.

The Highway Authority has no objection to alteration to accesses at points where they cross highway land. I note that any altered access will be required to be constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013 should any alterations be carried out upon highway land.

When assessed using the submitted plans and the Buckinghamshire Countywide Parking Guidance policy document, I consider the proposed development capable of accommodating the required parking provision within the site curtilage.

Considering the rural nature, restricted width, and the horizontal alignment and embankments of Harvest Hill, I consider a Construction Traffic Management Plan necessary in this location. This is required in order to ensure the safety of, and mitigate for any damage to the local highway network as well as to demonstrate that access is possible for all proposed construction vehicles. The recommended condition below sets out requirements of the Construction Traffic Management Plan.

Mindful of the above comments, I have no objection to the proposed application subject to conditions relating to provision access and parking and a construction management Plan.

Control of Pollution Environmental Health

Comments: In terms of environmental health issues there is very little to comment upon aside from the fact that the application site is located close to a former landfill site - an informative has been prepared for the benefit of the applicant. No objection subject to an informative on any consent Proximity to Landfill Sites. You are advised that the development lies within 250 metres of a known landfill site and you may wish to satisfy yourself that the details of the construction of the proposals take the necessary account of the possibility of landfill gas from that source. If your proposal requires Building Regulation Consent this issue will be dealt with by the Building Control Division when a formal submission is made. However, this may require you to engage the services of a consultant with expertise in these matters.

Buckinghamshire County Council (Non Major SuDS)

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

- Amended Drainage Plan (3165, October 2018, Infrastruct CS Ltd)
- BRE365 Test Results (September 2018, Infrastruct CS Ltd)
- Owner's Manual SuDS Maintenance Guide (3165-HILL-ICS-RP-C-07.001, October 2018, Infrastruct CS Ltd)

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

The applicant is proposing to utilise infiltration methods to dispose of the surface water generated as a result of the development. A cellular soakaway will discharge of roof water and a permeable gravel system will be used for hardstanding areas, permeable paving provides benefits of water quality and quantity management and the LLFA strongly encourage their use.

The results of the BRE365 infiltration testing have been provided and they indicate that the geology in this location supports an infiltration based scheme. The applicant must provide details of the testing location in relation to the proposed components and provide a geological log in support of the testing. The LLFA request these details are provided in order to demonstrate the viability of the proposed components.

It is understood from the owner's manual that active rainwater harvesting will be incorporated into the design, the LLFA requests further details of this system including calculations to demonstrate the system complies with British Standard 8515, and details of what the rainwater will be used for.

Ecological Officer

Comments: The bat report has identified roosting activity within the building from three species. The building provides multiple crevices and other features which are used by bats, it is likely that the full extent of the use is not known but the nature of the use as summer roosts for individuals is certain and it is unlikely to be used for maternity roosting or hibernation. The report is good in the most part but it does need strengthening. It makes recommendations for mitigation, and compensation but although it suggests that enhancements are also to be included they are not included. The mitigation measures are just 'recommendations' and are precluded by the word 'should', the compensation measures are minimal and would be in boxes external to the building which would not have a secure long term future. Therefore changes need to be made along the following lines: Mitigation, Compensation and Enhancement measures need to be definite, (will) rather than recommendations. The measures need to not only be shown in text but also on plan. Although bat boxes external to the building are acceptable for use during mitigation. They are not adequate for long term compensation. Compensation roosts need to be provided within the building. The compensation roosts are insufficient in terms of number, as there are many potential roosts within the current building. At least five new roosts should be provided in the new building to offer compensation and enhancement, the specification of these and the location needs to be shown on architects plans. Enhancements need to also be included into landscaping to include ecological enhancements, this would best be done through using nectar rich and native species. The improvements to the measures in the report must in the most part be done prior to a decision. The requirement for enhancements through landscaping can be dealt with through a condition requiring landscape details to be submitted.

Representations

Hawks Hill/ Widmoor Residents Association

Summarise comments:

- Access for site traffic will necessitate a loss of hedging or banks
- The proposal is too large for the size of the plot
- Will dominate views up Harvest Hill
- Overall height at odds with the contours of the hill

- Overdevelopment and urbanisation of the site contrary to C16

Summarised comments on amended plans:

We refer to the amended planning application and note the amendments to the previous application. There are no significant changes to the bulk and scale of this proposed development and we remain very concerned about the impact that this prominent building will have on the semi-rural area and those matters which directly contravene Planning Policy C16, which have not been addressed these are as follows:

- Access for site traffic will necessitate a loss of hedging or banks
- The proposal is too large for the size of the plot
- Will dominate views up Harvest Hill
- Overall height at odds with the contours of the hill
- Overdevelopment and urbanisation of the site contrary to C16

4 comments have been received objecting to the proposal:

Summarise comments:

- The new building will be considerably higher than the existing house and sited much closer to the road creating a detrimental visual impact on the way up Harvest Hill
- Over bearing and detrimental to the amenity of the properties either side of it
- The proposal is too large for the size of the plot
- Amenity space is too small because of the size of the dwelling
- The "building line" of the current houses follows the curves of the road and their vertical extent follows the contours of the hill
- Design out of keeping with the area
- Fails to respect established building line
- The proposed new access from Harvest Hill to the site on the south east boundary and the necessary vision splays would involve the complete destruction of the bank and hedgerow at this point. (Officer note: No new access is proposed in this application)
- Contrary to adopted policies C16, G3 and G8
- Loss of light (including sunlight to rear terrace), overbearing and visually intrusive impact on the neighbour at Bourne End House
- Overdevelopment of site

The following non-planning issues were raised:

- Impact of excavation on neighbouring properties.
- Potential disruption during construction period
- Boundary with Bourne End House not correctly shown (Officer note: Agent was asked to check boundary details and a revised red edge site plan was submitted showing no change to that originally submitted)

8 Comments received on the amended plans. The following new issues were raised:

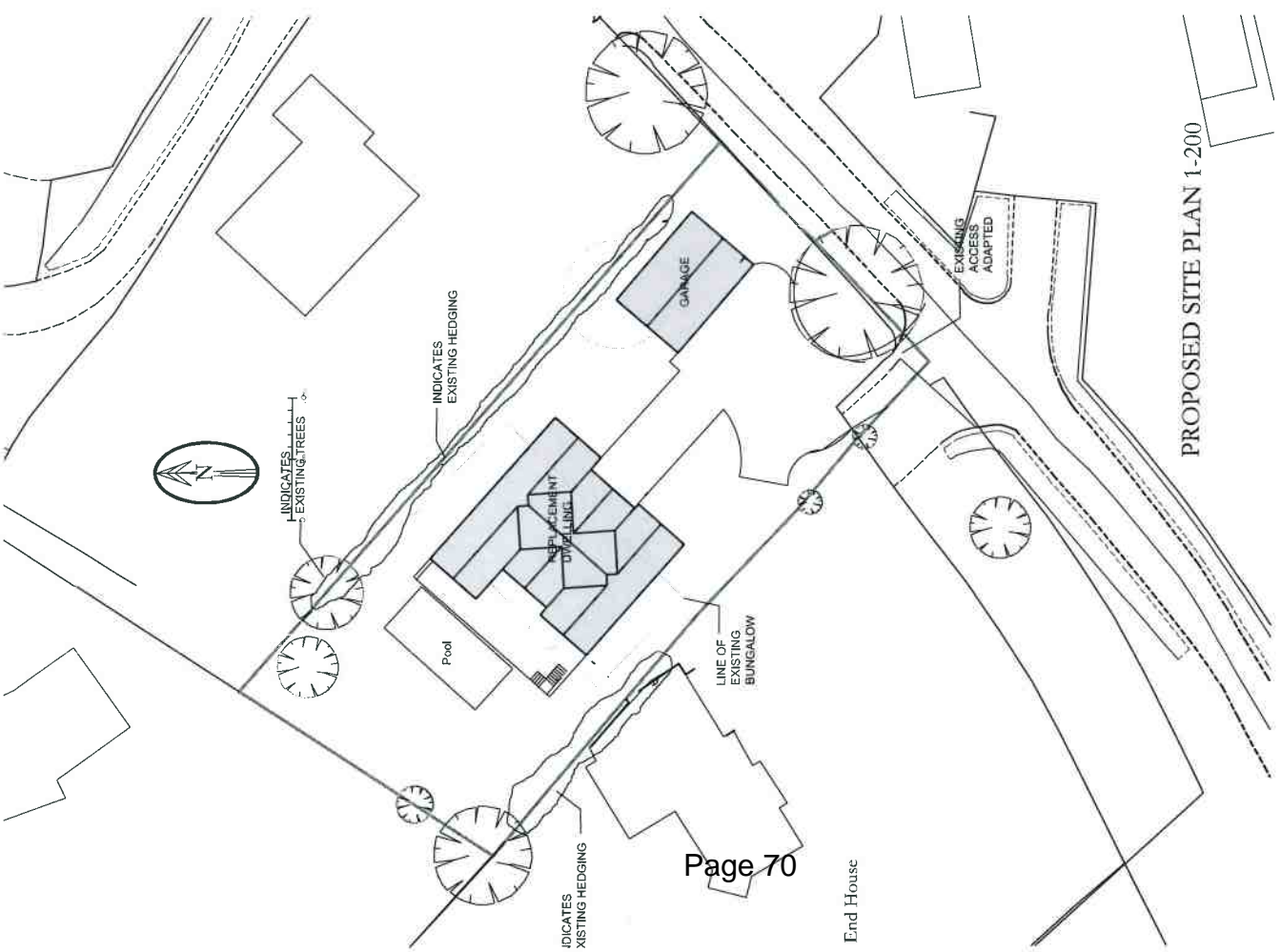
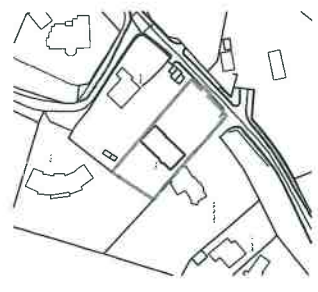
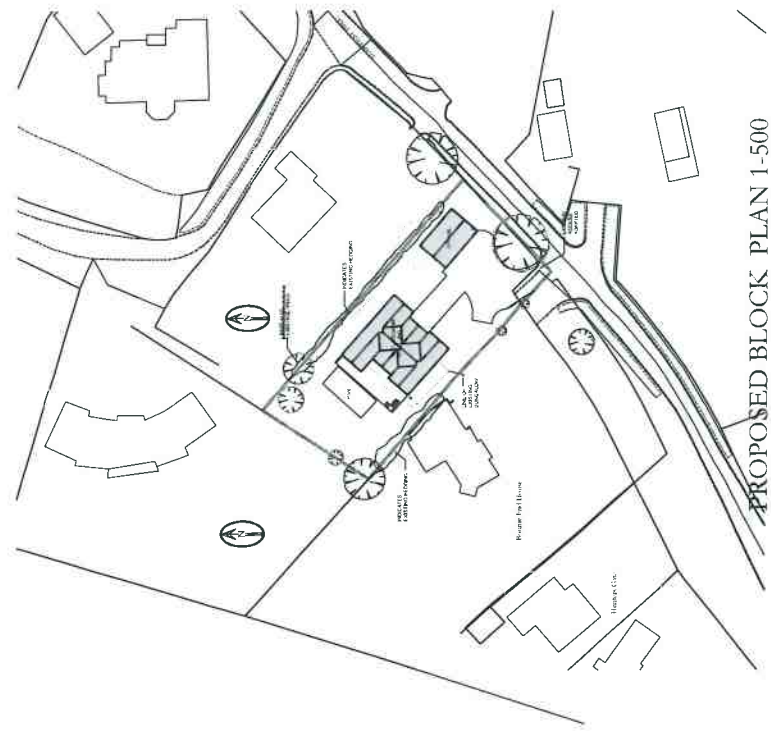
Summarise comments:

- Additional traffic will seriously damage listed cottages at the bottom of Harvest Hill
- Will increase amount of water running down Harvest Hill due to lack of drains
- Will destroy Green Belt (Officer Note: the site is not in the Green Belt)

18/05978/FUL
Scale 1/2500



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Rev	Description	By	Date

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Client: **Mr T Procter**

Job Title: **James Harvey Hill**
Hedder SL8 5JJ

Drawing Title: **Site and Location Plans**

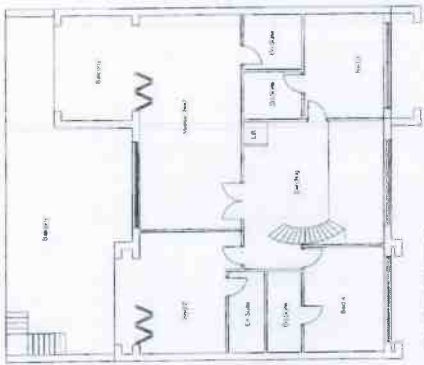
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Date Drawn: **April 2018**

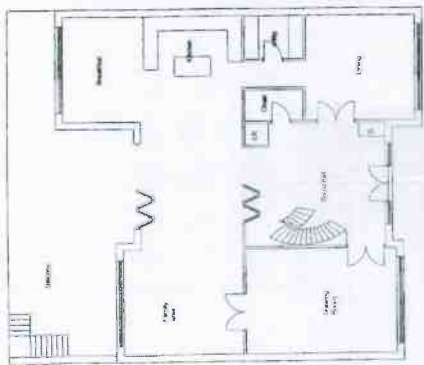
Job No: **5048R**

Drawn By: **1**

Checked By: **A**



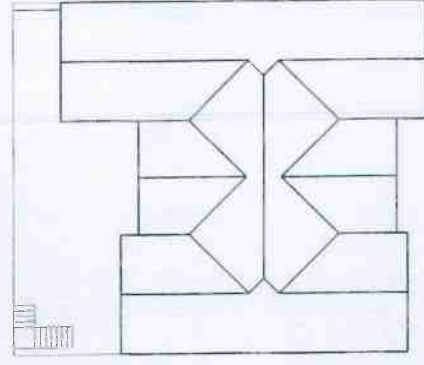
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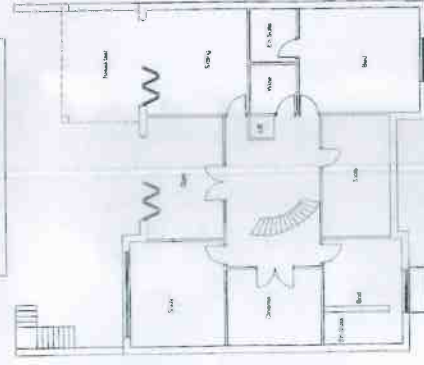
PROPOSED SECOND FLOOR PLAN (1/20)



PROPOSED GROUND FLOOR PLAN (1/20)



PROPOSED THIRD FLOOR PLAN (1/20)



PROPOSED FOURTH FLOOR PLAN (1/20)



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 Website: www.groomdesign.co.uk

Client: Mr. T. Pinner

Job Title: Residential
 Harrogate L01
 Harrogate SLS S1
 Drawing No: 1/20
 Drawing Date: 14/04/2015

Scale:

Date Issued: April 2015
 Drawing No: 1/20
 Drawing Date: 14/04/2015
 Scale: A

14 APR 2015
 AMENDED

PROPOSED
 14 APR 2015
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 All alterations to be checked on site and any discrepancies to be reported before work commences.

Notes:

Rev	Comment	By	Date
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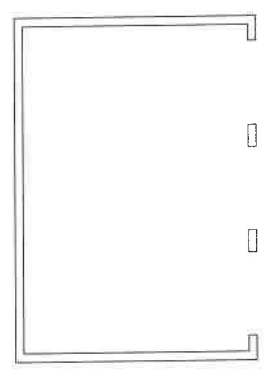
Client:
Mr T Procter

Job Title:
**Jamara
 Harvest Hill
 Hedors- SL8 5JJ**

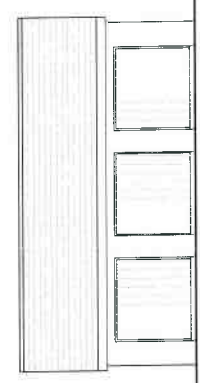
Drawing Title:
Garage Details

Status:

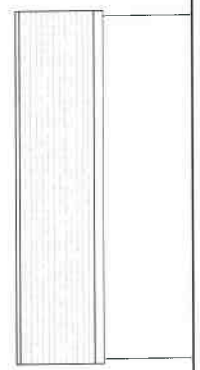
Date Drawn:	April 2018	Scale:	1-100
Job No:	5048R	Dwg No:	4
Rev:	-		



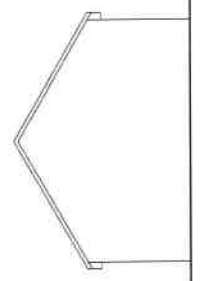
PROPOSED PLAN 1:00



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATIONS

Agenda Item 9.

Contact: Stephanie Penney DDI No. 01494 421823

App No : 18/06715/FUL App Type : FUL

Application for : Change of use of existing single storey building to form a two bedroom home with parking, access and amenity space

At Land At Boundary Farm, Sprigs Holly Lane, Chinnor, Buckinghamshire, OX39 4BY

Date Received : 08/08/18 Applicant : Mr & Mrs Bryant

Target date for decision: 03/10/18

1. **Summary**

- 1.1. Planning permission is sought for the conversion of an existing building to a two bedroom dwelling. The site is located in the AONB outside of the Green Belt.
- 1.2. The proposed conversion would create a two bedroom property which retains the character and appearance of the existing building. It would create an acceptable living environment for future occupiers and would not have any adverse impact on the amenities of neighbouring properties or highway safety. It is therefore in accordance with the Council's adopted policies in relation to re-use of rural buildings and is recommended for approval.

2. **The Application**

- 2.1. The site is located in the AONB and is adjacent to a footpath on the eastern boundary. The site is bounded by residential dwellings to the north and a farm to the east. Open countryside is to the south.
- 2.2. The application is accompanied by:
 - a) Planning Statement
 - b) Ecology Wildlife Checklist
- 2.3. Amended plans were submitted, reducing the size of the curtilage given the site's rural location. The recommendation was not made until after the certificate of lawfulness application was determined.

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

- 3.1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 3.2. In this instance amended plans were requested reducing the size of the curtilage given the site's rural location. The recommendation was not made until after the certificate of lawfulness application was determined.

4. **Relevant Planning History**

- 4.1. W/6483/78 – granted planning permission for an extension and loft conversion to a bungalow
- 4.2. 02/07233/FUL – granted planning permission for the erection of a replacement garage, stables, storage building, shed and workshop

- 4.3. 10/05708/FUL – granted planning permission for the conversion of the existing workshop and storage building to form ancillary living accommodation to the rear of the main dwelling
- 4.4. 10/05709/FUL – refused planning permission for the demolition of existing stables and erection of replacement stable block/tack and hay store, due to the height and mass of the proposed roof which would have been detrimental to the character and appearance of the countryside and intrusive in the landscape
- 4.5. 10/06604/FUL – planning permission granted for the erection of a replacement stable block/tack and hay store
- 4.6. 17/08008/FUL – Conversion of existing single storey building to form a self-contained two bedroom dwelling with parking access and amenity space – Application Withdrawn
- 4.7. 18/05535/CLE - Certificate of lawfulness for existing erection of detached building – Application Withdrawn
- 4.8. 18/00183/OP – Enforcement Enquiry
- 4.9. 18/06442/CLE - Certificate of Lawfulness (Existing) for the construction of a detached building in the form shown in drawing number 11068-003-001. Certificate Granted

5. Issues and Policy considerations

Principle and Location of Development

ALP: C7 (Re-use and adaptation of buildings in the countryside)

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

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

New Local Plan (Submission Version): CP1 (Sustainable Development), DM45 (Conversion of Existing Buildings in the Green Belt and other Rural Areas).

- 5.1. Planning permission was granted in 2010 for the erection of a stable block / tack and hay store. It is this building that the applicant's want to convert. A conversion application was first submitted in 2017 but was withdrawn following Officer advice. Following a site visit, it was apparent that the building had not been erected in accordance with the approved planning permission due to fenestration alterations / openings. It was advised that a Certificate of Lawfulness must be submitted to prove that the building was lawful, i.e. had been substantially completed for more than four years.
- 5.2. A Certificate of Lawfulness was then submitted and approved. The Council's decision is that on the balance of probability, the building has been substantially completed for at least 4 years. All comments received were thoroughly considered and a judgment was reached on the balance of probability.
- 5.3. The NPPF states that the re-use of existing buildings for an alternative purpose is appropriate development where the buildings are of permanent and substantial construction. Conversion of rural buildings is acceptable in principle, subject to the details of the proposal complying with Policy C7 of the adopted Local Plan.
- 5.4. It is apparent that the building does not require significant structural alterations to convert to residential.
- 5.5. Policy C7 sets out a number of criteria in relation to re-use of buildings in the countryside. Given the location and surrounding uses it is considered that the development would comply with criteria (a) in that the nature and scale of the proposed activity would be compatible with surrounding uses and not detract from the rural amenities of the area.
- 5.6. The building currently retains its original rural / agricultural character and therefore is

in keeping with its surroundings, complying with criteria (b).

- 5.7. Criteria (c) requires buildings to be in a condition that, with normal maintenance and repair, they would be expected to last many years. In addition, buildings which would require complete or substantial re-construction before they can be used will not be considered suitable for re-use. This has been satisfied.

Transport matters and parking

ALP: T2 (On – site parking and servicing),

CSDPD: CS16 (Transport)

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)

- 5.8. The site is located within Residential Zone C. Access is served via an existing route off Sprigs Holly Lane. Sufficient parking has been provided. The entrance will require alteration to maintain the visibility splays. The proposed works would be minimal.

Raising the quality of place making and design

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), L1 (AONB)

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

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)

Housing intensification SPD

New Local Plan (Submission Version): CP9 (Sense of place), DM30 (Chilterns Area of Outstanding Natural Beauty) DM32 (Landscape character and Settlement Patterns), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.9. The conversion works require minimal alterations. The resultant building will still have the appearance of a rural outbuilding, since it would use materials which are traditional for vernacular agricultural buildings and as such it would be in keeping with the surrounding area.
- 5.10. The plans as submitted originally outlined a larger curtilage area. This was considered excessive and it would have a harmful effect on the character of the area / AONB given domestic paraphernalia that could be erected. Further information was also sought on boundary treatments and road surfacing material. Accordingly amended plans were received reducing the area. This area is bounded by post and rail fencing and the access track will be constructed of compressed gravel not less than 20mm particles. It is therefore considered that the development would not appear unduly obtrusive nor have an adverse impact on the rural character of the area. However, it is considered necessary to remove permitted development rights to protect the character of the building and area given the rural location and nature of the development.

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)

[Outdoor amenity space – balconies, patios and amenity space; outlook; overlooking distances]

- 5.11. The proposed development would create two bedrooms with a kitchen, living room and bathroom. It would create a satisfactory living environment for future occupiers in

terms of space and natural lighting.

- 5.12. The development will not result in an unacceptable degree of overlooking to neighbouring dwellings. The bulk and mass of the building would be unchanged therefore it would not result in any loss of light to neighbouring properties. There would be a relatively small number of vehicular movements associated with a two bedroom dwelling.

Environmental issues

ALP: G15 (Noise), G16 (Light pollution)

CSDPD: CS18 (Waste, natural resources and pollution)

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

[Noise, lighting, pollution, air quality, waste collection, land contamination]

- 5.13. Policy CS18 requires development to minimise waste, encourage recycling, conserve natural resources and contribute towards the goal of reaching zero-carbon developments as soon as possible, by incorporating appropriate on-site renewable energy features and minimising energy consumption.
- 5.14. Policy DM18 requires that the development will be required to deliver a minimum of 15% reduction in carbon emissions on site through the use of decentralised and renewable or low carbon sources and achieve a water efficiency standard equivalent to Level 3 and 4 of the Code for Sustainable Homes.
- 5.15. This matter could be adequately secured by a planning condition in relation to the water efficiency standard set out within policy DM18

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)

- 5.16. The site is within Flood Zone 1 and development is considered appropriate.

Weighing and balancing of issues – overall assessment

- 5.17. 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.
- 5.18. 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
- 5.19. As set out above it is considered that the proposed development would accord with the development plan policies.

Other matters

- 5.20. Officers are aware of concerns relating to the decision of the CLE application. However, it is Officer's opinion that the decision was thoroughly considered and a

judgment was reached on the balance of probability.

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 1068-0003-001, 1068-0004-002, 1068-0005-002, 1068-0006-002, 1068-0007-001, 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 materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D, E and G of Part 1 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 and rural building.
- 5 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).
- 6 No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development
- 7 No wall, fence, hedge or other means of enclosure to be provided along the site frontage shall exceed a height of 0.6 metres above the level of the centre line of the access for a distance of 12 metres on both sides of the access.
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.

In this instance amended plans were requested reducing the size of the curtilage given the site's rural location. The recommendation was not made until after the certificate of lawfulness application was determined.

- 2 The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact Transport for Buckinghamshire at the following address for information.

Transport for Buckinghamshire
Handy Cross Depot
Marlow Hill
High Wycombe
Buckinghamshire
HP11 1TJ
Tel: 0845 230 2882

18/06715/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Shade Adoh

Following concerns raised by neighbours in relation to this application, I will like to call it into committee please. The concerns are that the property has not been used for the purpose it's been applied for and it's not suited to the area. Further points to consider:-

1. Land over-which new road will be created was historically refused planning for a house both initially and after appeal as it was deemed to encroach on AONB and create increased structure to fragmented countryside where not warranted.
2. Bridal Way Barn 200M down the road has recently applied for planning and been refused on an application that is very similar to Boundary Farm. Refusal again on AONB basis.
3. The site is significantly encroaching on AONB Boundary on a site that falls away into forest and rough fields. It goes behind a property that fronts the main road but is visible from footpaths. No other precedent for such encroachment in what is farming land along the vicinity.

Parish/Town Council Comments/Internal and External Consultees

Radnage Parish Council

Comments: Not received

Control of Pollution Environmental Health

Comments: Objection 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.

County Highway Authority

Comments: No objection subject to conditions

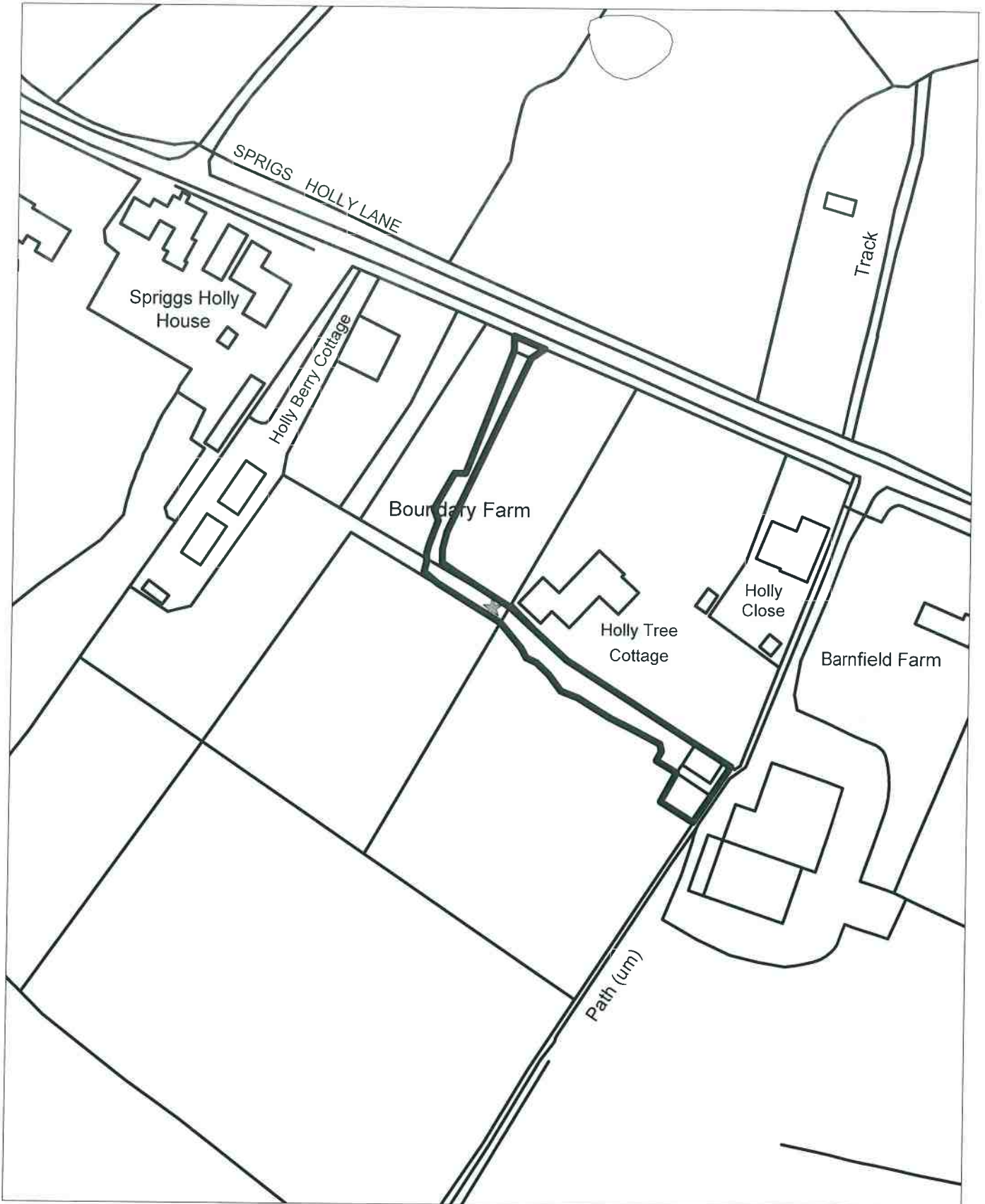
Representations

A number of representations have been received from two occupiers, including legal representation on behalf of a local resident. The main comments relate to:-

- There is no established access and groundworks will be required.
- The applicants have always intended to convert to residential.
- The need for accommodation is misleading.
- Restrictive covenants are on the land.
- Detrimental to the local environment.
- The building was erected for the sole purposes of residential.
- The legal representation relates to the CLE application and has been fully considered

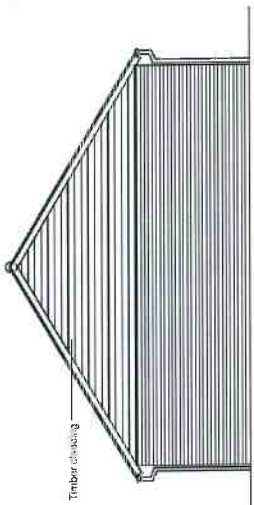
18/06715/FUL

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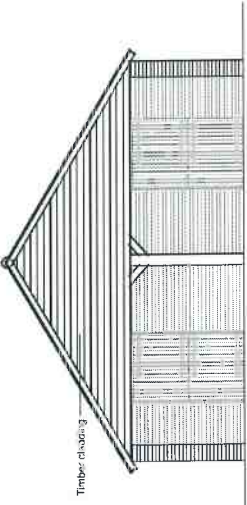


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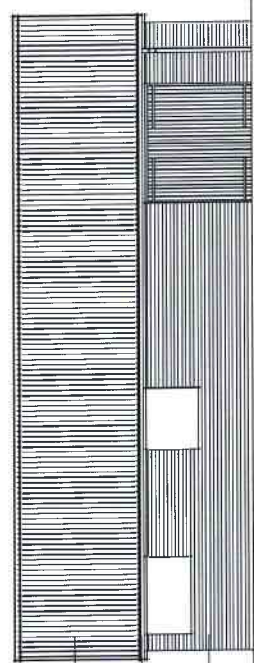
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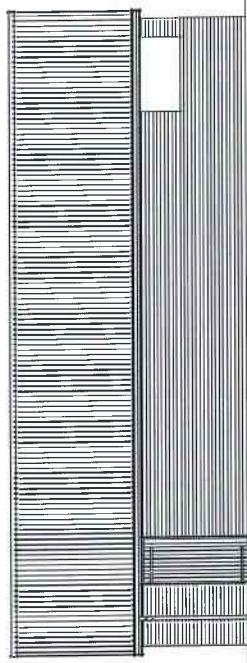
South East Elevation



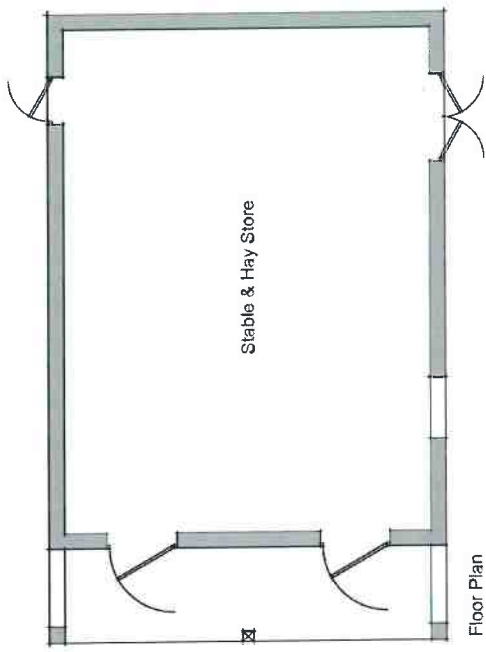
North West Elevation



South West Elevation



North East Elevation



Floor Plan

Scale Bar 1:100 @ A3



2010-2011 Australian Architectural Awards - Commercial, 2011
2010-2011 Australian Architectural Awards - Residential, 2011

Client: Mrs L Bryant

Project: Boundary Farm, Springs Holly Lane,
Chinner, OX39 4BY

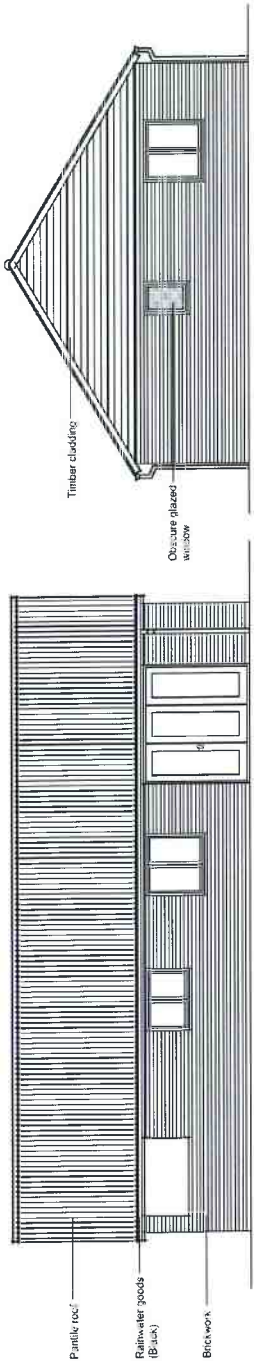
Title: Stable & Hay Store
Existing Floor Plan & Elevations

Date: 04/13/2023
Drawn By: AUC
Check By: RT
Scale: 1:100
Date: 13 May 2023
Drawing Number: 11068-0003-001

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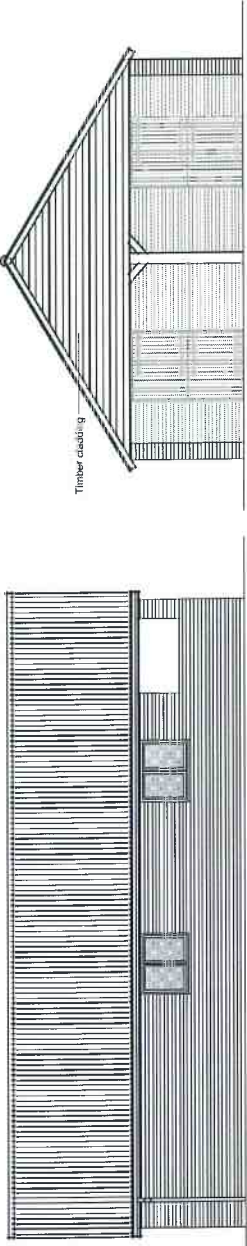
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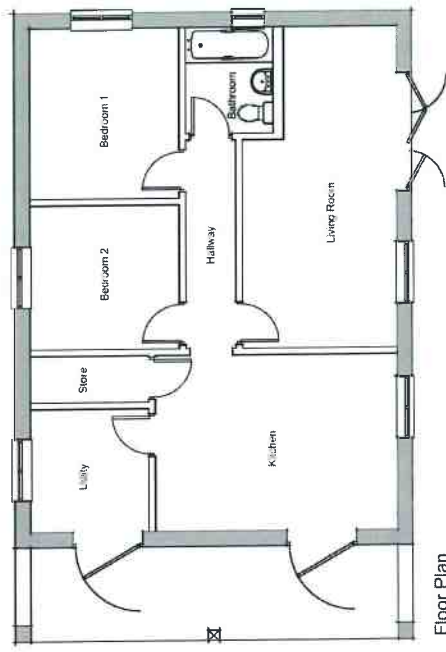
South East Elevation

South West Elevation



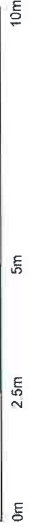
North West Elevation

North East Elevation



Floor Plan

Scale Bar 1:100 @ A3



Client Mrs L Bryant

Project Conversion of existing stable/haystore to residential use.
Boundary Farm, Springs Holly Lane, Chimor, OX39 4BY.
Title Proposed Floor Plan & Elevations

Scale	1:100	Date	June 18
Final	AUC	Drawn By	RT
OXF11018		Scale	June 18
11068-0004-002		Drawn By	

1. The drawings have been prepared in accordance with the scope of RPS's appointment. RPS accepts no liability for any use of the drawings other than that for which they were prepared. It is not intended to constitute a contract. Only written documentation should be relied upon.

Legend

- Application boundary
- Other Land under ownership/control of applicant
- 1.2m Post and rail fence

Access track, to comprise of compressed gravel not less than 20mm particles to avoid migration.

No	Description	Date	Initial	Checked



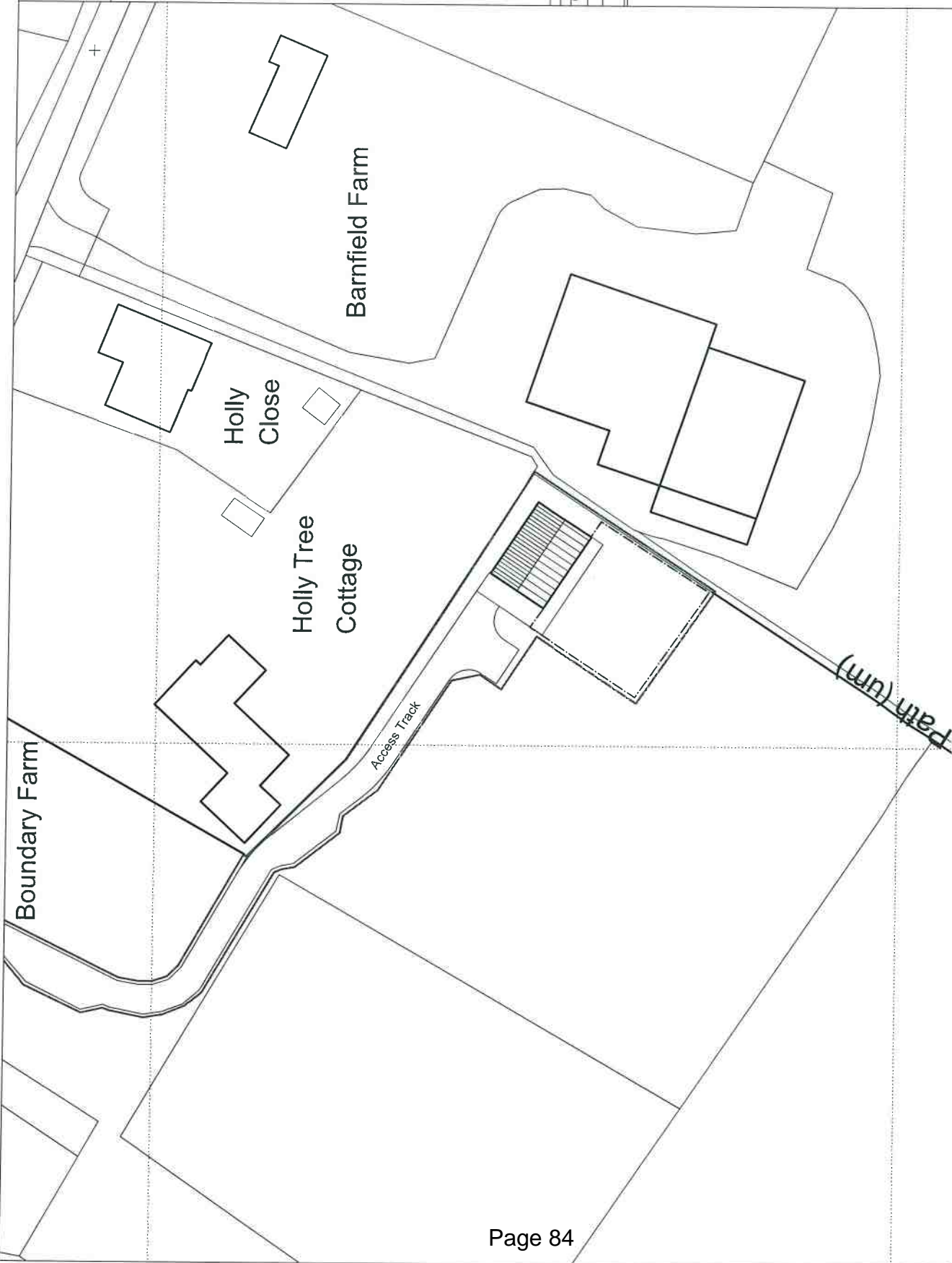
20 Watlington Avenue, Watlington Park, Watlington, Oxfordshire, OX11 2JH
Tel: +44(0)1235 782300 Fax: +44(0)1235 782301 E: info@rpsgroup.com P: +44(0)1235 782300

Client Mrs L Bryant

Project Conversion of existing stable/haystore to residential use.
Boundary Farm, Spriggs Holly Lane, Chinnor, OX39 4BY.
Title Site Block Plan



Drawn By ALC
Job Ref OXF 11068
Scale @ A3 1:500
Date Created June-18
Checked By RT
Date Created June-18
Rev

Drawing Number 11068-0006-002



Notes:
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Legend

-  Application boundary
-  Other Land under ownership/control of applicant

No	Description	Date	Initial	Checked



20 Wytham Avenue, Milton Park, Abingdon, Oxon, OX14 3SH
 T: +44 (0)1235 823800 E: rps@rpsgroup.com P: +44(0)1235 823800

Client Mrs L Bryant

Project Conversion of existing stable/haystore to residential use, Boundary Farm, Springs Holly Lane, Chinnor, OX39 4BY.
 Title Site Location Plan

Status FINAL
 Job Ref OXF11068
 Drawing Number 111068-0005-002

Drawn By AJC
 Scale 1:2,500
 Date Created June-19
 Checked by RT
 Date Created June-19
 Rev



Scale Bar 1:2,500 @ A3



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Legend

Rev	Description	Date	Initial	Checked



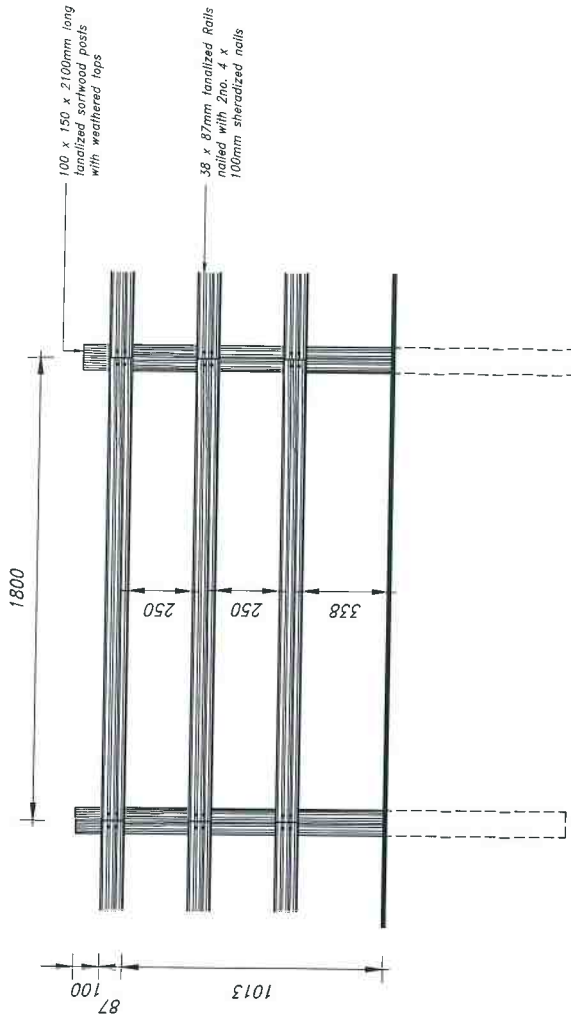
20 Waters Avenue, Milton Park, Abingdon, Oxfordshire, OX14 2SE
 T: +44(0)1235 271188 E: info@rpsgroup.com F: +44(0)1235 271189

Client Mrs L Bryant

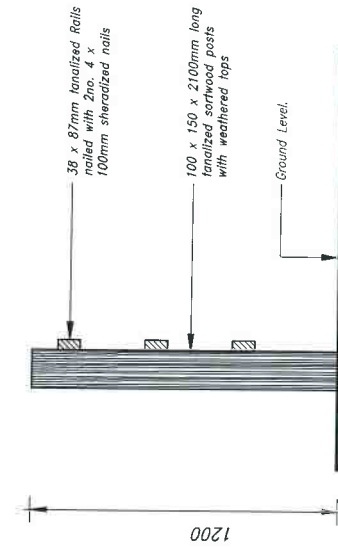
Project Conversion of existing stable/haystore to residential use.
 Boundary Farm, Springs Holly Lane, Chimbor, OX39 4BY

Title Post & Rail Fence Detail

Status: FINAL
 Drawn By: AJC
 Jour Ref: OXF11068
 Scale: A3
 Date Created: Oct-18
 P/L Checked By: RT
 Date Created: Oct-18
 Rev: 1
 Drawing Number: 11068-0007-001



Elevation Scale 1:20



Section Scale 1:20

Agenda Item 10.

Contact: Sarah Armstrong DDI No. 01494 421916

App No : 18/06767/FUL App Type : FUL

Application for : Change of use of land to site 40 residential park homes with associated car parking, landscaping, recreational areas and boundary fence and gate (all within area outlined in orange on plan 07B707320-001 Rev L), siting of ranger's lodge unit with new access onto Bassetsbury Lane on land adjoining the proposed park home estate (within area outlined in blue on plan 07B707320-001 Rev L).

At Allotment Gardens, Bassetsbury Lane, High Wycombe, Buckinghamshire

Date Received : 25/07/18 Applicant : Wycombe District Council

Target date for decision: 24/10/18

1. Summary

- 1.1. The proposal for a change of use of the land to provide 40 residential park homes and a rangers lodge and access. Both these areas are defined within the description of development and the accompanying plans.
- 1.2. The proposal is for park homes. The application is being reported to committee because this is a regulation 4 application (Town and Country Planning General Regulations 1992) and has attracted a lot of public comment.
- 1.3. There is an unresolved issue relating to flooding and drainage. This requires further clarification from the Lead Local Flood Authority and comment from the Environment Agency.
- 1.4. The approval would be subject to a legal agreement. The Highway Authority will support the application if the pedestrian links to the site are improved and this will be secured by a S106 agreement. The agreement will also secure an affordable housing contribution and drainage management if required.
- 1.5. The site is considered to be acceptable in terms of its impact on the adjacent Conservation Area and the setting of the nearby listed buildings.
- 1.6. The impact of the proposal on the trees within the site is acceptable in principle subject to detailed information required by condition.

2. The Application

- 2.1. This is the site of former council allotments. This is a regulation 4 application (Town and Country Planning General Regulations 1992) because the council are making an application to itself for planning permission to develop its own land but does not ultimately intend to develop the land itself.
- 2.2. The site is a triangular shaped piece of land accessed from Bassetsbury Lane. The site is undeveloped; as former allotments gardens it is not considered to be previously developed land.
- 2.3. The site adjoins High Wycombe Town Centre Conservation Area and within this area is the Funges Farmstead which incorporates two Grade II listed buildings. This Farmstead is located adjacent to the site. The site also adjoins Funges Meadow Nature Reserve. To the north east of the site is the track bed of the former High Wycombe to Bourne End branch railway line.
- 2.4. There are two distinct areas identified and an undefined area within the red edge plan.

- i. Land edged orange - defines the site for the change of use of land to site 40 residential park home utilising the existing access.
 - ii. Land edge blue - defines the change of use of the land for the siting of a rangers lodge and associated parking with a new access.
 - iii. There is a third undefined area within the red edge which contains no development and in an area of open space.
- 2.5. The proposal for the siting of 40 residential park homes is accompanied by a layout plan. The layout seeks to retain the trees along Bassetsbury Lane which are within the site and consequently no development fronts onto this road. The layout of the park homes is relatively uniform, on similar size plots providing two car parking spaces in tandem per plot and 9 visitor spaces.
- 2.6. The Chilterns Rangers unit will be provided by a similar unit to one of the proposed residential units. The layout for this identifies 9 car parking spaces and a separate vehicular access. This site could be used by the Chiltern Rangers as a base and educational venue.
- 2.7. In 2013 a soil survey found that the land was contaminated and could no longer be used for allotments and the use ceased. Subsequently, the site has been allocated within the emerging Wycombe Local Plan for residential use, although it is noted that this is not yet an adopted policy.
- 2.8. The application is accompanied by:
 - a) Planning, Design and Access Statement
 - b) Transport Statement
 - c) Statement of Community Involvement
 - d) Flood Risk Assessment and Surface and Foul Water Drainage Strategy
 - e) Phase 2 Ground Investigation
 - f) Ecological Appraisal and surveys
 - g) Heritage Statement
- 2.9. The followings amendments have been made to the submitted plans:
 - Removal of the footbridge to the elevated track bed to the north east of the site – this was at the request of the Local Planning Authority following concerns by the Design and Crime Prevention Design Advisor for Thames Valley Police.
 - The designation of two separate areas within the overall site – identifying the area for the Chiltern Rangers unit and the area of the residential park homes within the description of development.
- 2.10. Statement of Community Involvement. The applicant has carried out a community consultation exercise which has included an exhibition which was advertised by printed leaflets distributed to homes in the vicinity, as well as an article in the local newspaper and posts on the council's social media channels and a dedicated page on the council's web site. The Local Planning Authority has also widely consulted on the planning application and the responses are summarised in Appendix A of this report and are available in full on our web site.

3. Working with the applicant/agent

- 3.1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 3.2. In this instance the applicant:
 - was provided with pre-application advice,

- a number of different issues have emerged during the consultation process and the agent has been advised of these matters. Additional information has been submitted covering issues such as:
 - a) sustainable drainage strategy,
 - b) updated flood risk assessment,
 - c) affordable housing commuted sum payment offer,
- 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. There is no relevant planning history. Planning permission has been granted in the past for communications masts but they have been removed from the site.

5. Issues and Policy considerations

ALP – H24 Stationing of mobile homes or residential caravans
 CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS12 (Housing provision)
 DSA: DM1 (Presumption in favour of sustainable development),
 New Local Plan (Submission Version): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation), HW13 – Former Bassetsbury Allotments, Bassetsbury Lane

Development Plan Framework

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

Principle and Location

- 5.3. The Core Strategy and the Adopted Delivery and Site Allocation Plan promotes the creation of sustainable patterns of development.
- 5.4. The principle focus of development is High Wycombe. The site is located within the urban area of High Wycombe where, in general, sites are considered to be in a sustainable location. However this site is constrained by a section of Bassetsbury Lane which does not have a continuous footpath. Therefore pedestrians cannot easily access the site. This issue requires a satisfactory resolution to ensure that sustainable development can be achieved. This will be considered in more detail under transport matters.
- 5.5. The site is an allocated housing site within the emerging Local Plan. However it has been subject to objections which have been considered at the recent Examination in Public of the Local Plan. Only limited weight can, therefore, be given to this policy at this time. However the site is within the urban area and there are no specific adopted policies which would restrict residential development. Therefore the residential development of this site would be acceptable subject to compliance with other development plan policies and a satisfactory resolution to the issue of providing an alternative pedestrian route from the site.

Affordable Housing and Housing Mix

ALP: H9 (Creating balanced communities)
 CSDPD: CS13 (Affordable housing and housing mix), CS21 (Contribution of development to community infrastructure)
 New Local Plan (Submission Version): DM22 (Housing Mix), DM24 (Affordable Housing),

Housing Mix

- 5.6. The proposal does not provide for a mix of housing within the site. The housing will be park homes and while the exact style and type of home will vary this will not provide a mix of housing type and size. However the nature of park homes means that they provide an alternative form of housing which is cheaper than an equivalent bricks and mortar dwelling, and because of this, is attractive to potential purchasers. The development, therefore, helps to contribute to the housing mix within the District.
- 5.7. Park homes are often popular with older people downsizing from large properties being single floor living with lower cost, less maintenance and located on a smaller plot. This development is targeted at the older population (50+) however there is no planning reason to impose this restriction. The applicant, however, has indicated that they intend to restrict it to that age group. It is likely that a consequence of the development will be to free up larger properties in the local market as purchasers downsize.
- 5.8. Park homes are a specific type of housing and contribute to a broader housing mix within the District and to that extent the development is consistent with policy CS13 and the emerging Local Plan policy DM22.

Affordable Housing

- 5.9. Park homes are dwellings and trigger a requirement for affordable housing provision in line with current policy (CS13). The site is green field and this has latterly been accepted by the applicant. The policy requirement for the site is 40% affordable housing provision on site.
- 5.10. Evidence has been submitted which shows that registered service providers do not wish to have park homes within their housing portfolio. Therefore, on this basis, the council's housing services team have agreed in principle to an equivalent commuted sum payment.
- 5.11. A commuted sum has to be calculated in accordance with the council's existing Planning Obligations Supplementary Planning Advice (Affordable Housing -Appendix 2).
- 5.12. A commuted sum offer has been made and this has been independently appraised. At the time of writing the figure required has not been agreed. However subject to agreement on the commuted sum payment the proposal would comply with the affordable housing policy. It would have to be the subject of a S106 agreement to secure the monies required.

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)

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

DSA: DM2 (Transport requirements of development sites) DM4 (Former Bourne End to High Wycombe railway line)

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

- 5.13. The Highway Authority consider that the highway network is sufficient to support the amount of traffic generated by this proposal.
- 5.14. The Highway Authority considers that the proposed residential use will be expected to generate a higher level of daily pedestrian movements when compared with its

previous use. They do not wish to see additional pedestrian movements along the section of Bassetsbury Lane which is devoid of footway (regardless of the existence of footways either side of the double-bend). There is insufficient (if any) land within the existing highway to create one.

- 5.15. However, the applicant has been exploring a scheme to upgrade the adjacent former railway line to provide an alternative route for pedestrians both from the development and the wider area. The initial plans, which have been shared on an informal basis with the Highway Authority, provide new connections from the site to the former railway line linking to the existing development. The initial plans also reduce foliage and introduce some lighting.
- 5.16. The Highway Authority have initially indicated that they support these improvements because it would help deliver part of the wider policy DM4 (which encourages the provision of a cycle/walkway between Bourne End and High Wycombe). The improvement would provide pedestrians with an alternative route to bypass Bassetsbury Lane where there is no footway. It is unlikely that this will be the key walking route, as walking along Bassetsbury Lane is still the most direct route to the town centre, however it will provide an alternative for pedestrians to access public transport and local services.
- 5.17. The original plans included a footbridge link from the rear of the park home site to the trackbed on the old railway line as a convenient link to the route in line with policy DM4. The Highway Authority were keen to see this link to the trackbed. However it was removed following concerns from Crime Prevention Design Advisor (CPDA) that the route could be used by the public as a pedestrian route through the park home site. This would make it a site more vulnerable to crime
- 5.18. The removal of the footbridge link means that there is no longer direct access to the old railway line from the development. The applicant has sought to address this by extending the footpath eastwards on Bassetsbury Lane which currently stops just beyond the site entrance. The proposal would extend the footpath to the entrance of the old railway line. Providing the path would require land within the development site to allow a sufficiently wide path which would not compromise the highway.
- 5.19. Initial plans have been drawn up and shared with the Highway Authority and they support this improvement in principle.
- 5.20. The Highway Authority are satisfied that the level of parking provision is broadly in accordance with the County Council's Buckinghamshire Countywide Parking Guidance and would not lead to displaced parking.
- 5.21. The Highway Authority's comments indicate that they support the application subject to conditions. They are seeking a mechanism to ensure that the improvement to the adjacent trackbed is undertaken before the development is occupied. It is appropriate to secure this through a S106 agreement.

5.22. Raising the quality of place making and design

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), Appendix 1

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

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)
Housing intensification SPD

New Local Plan (Submission Version): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.23. The layout of the site is satisfactory. The character of the area is a semi-rural one which sits comfortably with the original rural setting of Bassetsbury Lane (as identified in the Conservation Area appraisal). This character is achieved, partly, by the extensive tree line along this part of Bassetsbury Lane. It is therefore important that

this character is maintained. The development layout looks inward rather than direct frontages to Bassetsbury Lane and this ensures that the tree line is not altered and maintains the character of the wider area.

- 5.24. The CPDA do not support either the upgrade of the trackbed of the old railway line or the original footbridge link to the trackbed. They do not support the old railway line as a main pedestrian route. Their views are detailed in the Appendix.
- 5.25. During the course of the application, initial plans for the improvement of the trackbed were drawn up - the scheme would improve sight lines and provide additional links to and from the path. It is hoped that by improving the environment it would encourage greater use and would discourage anti-social behaviour, a concern of the police. These measures help address some of the concerns of the CPDA but are not sufficient to enable them to support the proposal as an alternative pedestrian route. Therefore, on this basis, the proposal (and associated requirements) does not meet the quality standards of safe public environments required by CS19 or G26.
- 5.26. On the advice of the CPDA further safety measures have been introduced into the scheme such as metal railings, defensive planting, entrance gates and 2m high mesh panel fencing along the rear and side boundaries supported by defensive planting. These have been incorporated into the design to ensure the external boundaries are more defensible given the open plan nature of the park homes,
- 5.27. The Conservation Officer has made a number of suggestions requiring boundary planting which are required for both conservation and urban design purposes. These are considered in more detail in the Historic Environment section. Some of the planting/fencing also addresses concerns about exposed rear boundaries within the site on security grounds. A condition will require a landscaping scheme which will address safety, conservation and urban design issues.

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)

- 5.28. The distance between the development and the neighbouring properties means that there are no direct impacts upon the amenity of nearby properties in terms of outlook and overlooking.
- 5.29. Each unit will be set within a small plot – providing private amenity space. However this will not provide a conventional garden environment because of the issues with land contamination. The site will be capped with subsoil over a crushed concrete layer to enforce a no-dig zone. There will be raised beds for anyone who wishes to garden.
- 5.30. The site provides private amenity space on the boundary of the site adjacent to Fungus Nature Reserve and a recreational walk through the woodland area.
- 5.31. The development is considered to be acceptable in terms of the amenity of existing and future residents.

Environmental issues

ALP: G15 (Noise), G16 (Light pollution)

CSDPD: CS18 (Waste, natural resources and pollution)

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 5.32. The significant environmental health issue raised is contaminated land known to exist at the site. The applicant has previously undertaken a Phase 2 Ground Investigation

and it has been submitted to support this application. This means that there is a good understanding of the risks.

- 5.33. Environmental Health have requested a condition requiring the completion of ground water testing and gas monitoring. The results and conclusions of the testing and monitoring to be approved by the Local Planning Authority. A detailed remediation scheme will need to be submitted and approved.

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)

- 5.34. The site area is greater than one hectare and while the Environment Agency's published Flood Map indicates that the majority of the site is within Flood Zone 1 a small portion of the site is within Flood Zone 2 and 3. It is also identified within Wycombe District's Strategic Flood Risk Assessment as having critical drainage problems.
- 5.35. This means that the site is potentially at risk of flooding and it is necessary to appraise, manage and reduce that risk through a Flood Risk Assessment (FRA) for the site.
- 5.36. Policy DM17 provides a framework for assessing sites which are at risk of flooding. The policy requires that the Flood Risk Assessment (FRA) for the site should demonstrate that no other sites are available in a lower flood risk zone. This is known as a sequential assessment (sequential test). The aim is to direct new development to areas with the lowest risk of flooding. The FRA has not undertaken this assessment.
- 5.37. If the sequential test demonstrates that it is not possible for development to be located in areas of lower flood risk an Exception Test may have to be applied. The Exception Test provides a method of managing flood risk while still allowing necessary development to occur. However the Exception Test is only appropriate for use when there are large areas in Flood Zones 2 and 3.
- 5.38. Planning permission is being sought for a change of use of the land identified within the red edge on the plan that includes land within flood zones 2 and 3. However the park homes and the rangers unit have been sited solely within the land with the lowest risk of flooding – flood zone 1. The open space (least vulnerable use) is sited within the flood zones 2 and 3. The description of development and proposed site plan were amended during the application to reflect this sequential approach to the development. Under the sequential approach, the most vulnerable uses to flooding are located within the parts of the site least liable to flood.
- 5.39. Flood zones 2 and 3 form a small part of the overall site and an Exception Test would only be necessary if these were large areas of the development.
- 5.40. Policy DM17 requires that a flood risk assessment demonstrates that the layout of the site is appropriate in terms of flood risk. The site is to be developed by residential park homes which are considered to be more vulnerable to flooding than standard housing. It is essential that the park homes are sited on land at least risk of flooding – flood zone 1, as in this case.
- 5.41. The Environment Agency have objected to this application because planning permission is being sought for a more vulnerable use on a site where some of the land is within Flood zones 2 and 3. However during the course of the application it has come to light that the Environment Agency has undertaken new modelling work which is currently unpublished. The new modelling demonstrates that the extent of Flood Zone 2 and 3 does not extend into the site: the site falls solely within flood zone

- 1 and is no part of the site is at risk of flooding.
- 5.42. Unfortunately the EA will not update their consultation response to reflect this new modelling data until it is formally published on their national website. There is no date for this but it will not be until next year. The EA have, at this time, maintained their objection to a highly vulnerable use within Flood Zones 2 and 3. However this objection will fall away when the new modelling data is used to assess the application.
- 5.43. The implications of this new modelling information is that the whole of the site is within Flood Zone 1. A flood risk assessment is still necessary because of the size of the site (over 1 hectare) rather than due to any risk of flooding; policy DM17 remains a framework for an assessment.
- 5.44. DM17 requires the FRA to demonstrate a sequential approach to the location of development. The FRA has adopted this approach based on flood zones identified through the published modelling data.
- 5.45. The policy seeks to ensure that the FRA considers resilient and resistant construction methods, provision of space for flood water storage and a demonstration that the flood risk is not increased elsewhere and reduced where possible.
- 5.46. The Environment Agency have objected to the FRA because it is not satisfactory. The applicant has updated the FRA to address the concerns however it is not possible to assess whether the FRA addresses DM17 adequately until a response from the EA is received.
- 5.47. DM17 requires that all forms of flooding to be taken into account. There are areas within the site which are susceptible to surface water flooding varying from low to high probability of flooding. The layout of the caravans avoids the areas liable to surface water flooding. Furthermore the caravans will be raised by 600mm above finished ground level to further reduce any impact from surface water flows.
- 5.48. The final requirement of DM17 is for a satisfactory sustainable drainage strategy for the site. The Lead Local Flood Authority have maintained a holding objection considering the FRA does not adequately address this matter. The FRA has been twice updated and it is anticipated that the LLFA will be satisfied with the additional information supplied and will withdraw their holding objection subject to conditions.
- 5.49. The flooding issues can only be concluded once responses from the LLFA and the EA have been received. At that stage it will be clear if there are any further outstanding matters. If the EA intend to maintain an objection on flood risk grounds then the application would have to be referred to the Secretary of State if the planning authority wished for the development to be approved.

Landscape Issues

CSDPD: CS17 (Environmental assets)

DSA: DM11 (Green networks and infrastructure), DM12 (Green space), DM13 (Conservation and enhancements of sites, habitats and species of biodiversity and geodiversity importance), DM15 (Protection and enhancement of river and stream corridors)

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

- 5.50. The boundary of the site is well landscaped and the trees are an important feature of this part of the lane.
- 5.51. The consultation process has identified that a number of the plots are close to trees and there is a proposed footpath within the wooded recreational area. The principle of the development is acceptable however in the absence of an Arboricultural Impact Assessment it is not possible to determine whether the development will have a negative impact upon the trees.
- 5.52. Further information is required to determine the impact upon the trees. Because the

applicant has not submitted this, during the course of the application, it will be required by a pre-start condition; the applicant has been made aware of this requirement.

- 5.53. The site will also need to be adequately screened along the side boundaries to ensure a satisfactory relationship to the conservation area and within the immediate environment. A landscaping scheme will be required by condition.

Green networks and infrastructure

CSDPD: CS17 (Environmental assets)

DSA: DM11 (Green networks and infrastructure), DM15 (Protection and enhancement of river and stream corridors)

LNP: Policy A4: Local Green Space Designations

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth), CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 5.54. Adjoining the site are two areas identified as Green Spaces in the development plan - namely the old railway line and Funges Meadow. As such they are a key element of the district's green infrastructure.

- 5.55. The proposal for the development of the allotment site does not fragment these sites. The proposed open space for the development is adjacent to both Funges Meadow and part of the trackbed; this will allow a link between these two areas for wildlife.

- 5.56. The development is considered to consistent with DM11 and DM12.

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)

- 5.57. An ecological appraisal was submitted with this application. This appraisal covers all of the important ecological areas and was accompanied by a survey of the Great Crested Newt and a reptile survey.

- 5.58. Moving forward it is anticipated that applications will be supported by biodiversity accounting details – if the policies in the emerging Local Plan are supported (DM34) – however at this time it is not possible to require this information to be submitted.

- 5.59. Currently, the application has to be considered in terms of whether it is expected to provide a net gain in biodiversity based on the ecological proposals submitted. On balance it is considered that the proposals will help to achieve this objective but must be secured by condition. The condition will require an Ecological Mitigation and Enhancement Plan based on the proposals in the Ecological Appraisal to be submitted and approved.

Community facilities

CSDPD: CS15 (Community facilities and built sports facilities)

BCSNP: Policy 11 (Community Facilities)

Community facilities SPD

New Local Plan (Submission Version): DM29 (Community Facilities)

- 5.60. The proposal seeks to provide a base for the Chiltern Rangers. They are currently based at Kingsmead Depot. They are a social enterprise, based in High Wycombe that works with local communities to provide practical habitat management of the woodlands, chalk grassland, commons, ponds, and chalk streams in the Chilterns' area.

- 5.61. The site for the Chiltern Rangers is defined by a blue edge within the overall site. It is a separate and distinct from the residential use of the site. It has its own vehicular access and 9 car parking spaces. The unit will be similar to a residential unit but will be used as a base and educational venue for the Chiltern Rangers.
- 5.62. The proposed Chiltern Rangers site is well located to the adjacent Funges Meadow Nature Reserve which is owned by Wycombe District Council, leased to (and managed by) Chiltern Rangers. The nature reserve is not open to the public but is available to schools and other groups for education purposes.
- 5.63. The provision of a Rangers lodge will provide a community benefit.

Historic environment (or Conservation Area or Listed Building Issues)

ALP: HE3 (Development affecting the setting of a listed building), HE5 (Local list buildings), HE6 (Conservation areas), HE11 (Development adjoining Conservation Areas)

CSDPD: CS17 (Environmental assets)

New Local Plan (Submission Version): CP9 (Sense of place), CP11 (Historic Environment), DM20 (Matters to be determined in accordance with the NPPF), DM31 (Development Affecting the Historic Environment)

- 5.64. The site is located adjoining the High Wycombe Town Centre Conservation Area. One of the groups of buildings referred to within the character study (March 2011) is the historic Funges Farmstead, comprising Funges Farmhouse (grade II listed) and its attached barn (also grade II), together with its other ancillary farm buildings, now converted to residential use, that are included on the local list for their architectural and historic interest. The farmstead is located adjoining the western boundary of the site.
- 5.65. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.
- 5.66. Sec 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 5.67. Para 131 of the NPPF sets out matters which should be taken into account when determining planning applications, including sustaining and enhancing the significance of heritage assets (which includes conservation areas) and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.68. When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 132 of the Framework advises that great weight should be given to the asset's conservation. It goes on to note that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 5.69. The applicant has submitted a heritage statement to support the application. The key points to note are that the existing tree line boundary line with the adjacent conservation area will be retained. This will provide a visual barrier to further views of the development which have been set off the boundary.
- 5.70. The park homes have been situated towards the eastern side of the site which allows a green landscape buffer between the boundary of the conservation area and the residential units. While the Chiltern Rangers unit is closer to this boundary much of the surrounding vegetation and tree screening will remain. The vehicular access to this part of the site utilises an existing gate opening. This helps limit the impact of the development.
- 5.71. The low level, single storey units enclosed by additional planting will help the

development to blend into the wider landscape surroundings.

- 5.72. The layout of the development should be secured by condition on the grounds that any change to the layout could have a detrimental impact upon the adjoining conservation area.
- 5.73. In terms of the impact upon the setting of the adjacent listed building (Funges Farmstead) it is considered that the impact is limited by the existing tree line surrounding the site. Again the low level nature of the buildings, siting to the east of the site and the existing and proposed landscaping will not have a detrimental impact on the setting of the listed building.
- 5.74. The impact upon the conservation area and the setting of the nearby listed buildings is considered acceptable if suitable conditions are imposed to control the layout of the development; require a landscaping plan which retains the trees on the boundaries and proposes adequate planting close to the boundary with the park homes.

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)

- 5.75. 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.
- 5.76. The park homes will meet the latest BS3632 standard for residential caravans which incorporate sustainable and energy saving measures including: high levels of insulation, energy saving appliances and lighting, combined heat and power boiler and intelligent heating controls etc.

Public open space

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM16 (Open space in new development), DM19 (Infrastructure and delivery)

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

- 5.77. To accord with policy DM16, the development is required to provide local public open space. There is open space, of a sufficient size, within the development but it is not readily accessible to the general public. This land functions as communal amenity space for the residents of the park homes rather than public open space for the wider community. On this basis the proposal does not comply with this policy.
- 5.78. The proposal for amenity space has been accepted because:
- (a) The concerns expressed by the CPDA about crime if members of the public have a reason to access the site.
 - (b) The land is located beside Funges Meadow an ecologically important site to which the public do not have access.
 - (c) There is a lot of open space already located in the immediate area including the Rye.

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)

- 5.79. The proposed development, will be a change of use of land, rather than operational development or engineering works. Accordingly a charge to CIL will not be triggered by the development because they are not defined as buildings.
- 5.80. It is considered that there would be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.
- 5.81. The Planning Obligations SPD sets out the Local planning Authority's approach to when planning obligations are to be used in new developments.
- 5.82. Having regard to the statutory tests in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that the following planning obligation(s) are required to be secured within a section 106 agreement:
- Affordable housing – commuted sum payment
 - Extension of public footway along Bassetsbury Lane from the site entrance to the entrance of the former railway line on Bassetsbury Lane
 - Upgrading of the former railway line for pedestrian and cycle use
 - Maintenance of SuDs (if required by the Lead Local Flood Authority).
- 5.83. The applicant has confirmed that he is willing to enter into a legal agreement

Weighing and balancing of issues – overall assessment

- 5.84. 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.
- 5.85. 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
- 5.86. As set out above it is considered that the proposed development would conflict with policy DM17 and the requirement to take a sequential approach to site selection. However this is a matter that will be resolved once the new modelling data by the Environment Agency is released. The publication of this data will demonstrate that the site is within flood zone 1 only. On this basis a sequential test will no longer be necessary for the site. While the EA intend to maintain an objection on flood risk grounds this will, in due course, fall away. It is unclear, until responses are received from the EA and LLFA whether the FRA is satisfactory. At this time this weighs against the proposed development and would attract moderate weight.
- 5.87. In favour of the development is the provision of 40 park homes for the district and a financial contribution towards the provision of affordable homes off site. The weight that can be given to this is significant.
- 5.88. The requirement of the highway authority to have an alternative pedestrian route to public transport and local services has resulted in a potential upgrade of the trackbed along the former Bourne End to High Wycombe Railway Line being proposed. This has the benefit of providing an alternative pedestrian link which could avoid the necessity of walking along Bassetsbury Lane in the direction of the town centre without adequate footways. This is considered to be an essential infrastructure improvement helping to realise the aims of DM4. This would provide wider public benefits and weighs significantly in favour of the development.

- 5.89. The Crime Prevention Design Advisor, however, does not support this route because it is secluded and lacks an obvious level of surveillance and this would be contrary to policy CS19. The failure to create a safe public environment weighs against the proposal.
- 5.90. While the concerns of the CPDA are legitimate it has to be balanced against the long term policy aim (DM4) of creating a new walk/cycle route along this former railway line. The trackbed will need to be upgraded and improved to encourage greater use and it is not until there is greater use that there will be better surveillance of the route which, in turn, will address the concerns of the police.
- 5.91. The intended improvements to the trackbed will provide an alternative pedestrian link for the development and the surrounding area. On balance this is considered to outweigh the dis-benefits of promoting a route which has limited surveillance because this situation should improve as the route is better used.
- 5.92. The economic contribution that the development would provide through the construction stage is very limited by the nature of the development. The park homes are likely to be factory built and assembled at the site. New residents are likely to support existing local services and businesses with a possible increase in local jobs as a result. Weight is limited as there is nothing here that would not be provided by any other development.
- 5.93. Moderate weight can also be given to the social role the development would play in delivering a mix of housing type that would meet the social needs of the population of the district. The extension of the footpath along Bassetsbury Lane will provide significant benefits to the existing and proposed population. The improvements to the old railway line are considered to be a neutral impact because of the counter concerns regarding crime prevention.
- 5.94. In terms of the environmental and community benefits moderate weight can be given to the provision of a lodge for the Chiltern Rangers to facilitate their environmental and educational role as well as a net gain in biodiversity from the proposal.
- 5.95. The open space provision is not easily accessible to the public and therefore fails to meet the requirements of DM16. This weighs against the proposal however it is given only limited weight because there is significant high quality open space in the area such as The Rye and Kingsmead recreation ground.
- 5.96. Until the Local Planning Authority are in a position to determine how much weight can be attributed to the flood risk issues it is not possible to conclude the weighing and balancing assessment. A final assessment will be necessary once the outstanding issues are resolved.

Other matters

Referral to the Secretary of State

- 5.97. If the Environment Agency maintain their objections on flood risk grounds then the application would have to be referred to the Secretary of State if the application were to be considered acceptable.

Equalities Act Duties

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

Recommendation:

Minded to grant permission subject to completion of a Planning Obligation or

other agreement

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

- a) That the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation is made to secure:
- an agreed commuted sum payment for affordable housing provision,
 - an extension of the public footpath along Bassetsbury Lane and
 - the improvement of the former trackbed (former Bourne End to High Wycombe Railway Line) adjacent to the site,
 - Management and maintenance of SUDS (if required)

or to refuse planning permission if an Obligation cannot be secured.

- b) Confirmation that the Lead Local Flood Authority intend to remove their holding objection and are satisfied with the Sustainable Drainage Strategy subject to conditions
- c) Whether the Environment Agency intend to maintain their two objections to the proposal. If they intend to withdraw their objections the application can proceed to determination, or if the EA are satisfied that the Flood Risk Assessment is satisfactory but intends to maintain their objection on the grounds that the development is within flood zone 2 and 3 the Secretary of State would be formally consulted.

- 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:

Location Plan - 02B722964/01

Proposed Site Plan - 07B707320/001 L

Entrance Elevation - 07B707320 E

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

- 3 There shall be no more than 40 residential plots on the site. The park homes shall be sited in accordance with the agreed details shown on drawing 07B707320 001 L and the layout shall not be amended without the prior approval in writing of the Local Planning Authority.

The Chiltern Rangers unit shall be sited in accordance with the details shown on drawing 07B707320 001 L and shall not be relocated with the prior approval in writing of the Local Planning Authority.

Reason: The existing layout of the residential park homes and the Chiltern Rangers unit do not have a detrimental impact upon the adjoining Conservation Area or the setting of the adjoining listed buildings (Funges Farmstead). If the layout were to be altered then the impact upon these aspects of the historic environment may not be acceptable and could harm the significance of the conservation area and listed buildings contrary to the NPPF 2018.

- 4 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.

5 Prior to the preparatory works required in connection with the contamination of the land details of all boundary treatments (including all fencing, railings etc.) and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details and the park homes shall not be occupied until the details have been fully implemented.

Reason: To ensure that the intended boundary treatment provides sufficient security for the site and that they are compatible with the location of the site adjacent to the conservation area and within the setting of the nearby listed buildings.

6 Prior to the construction of the concrete bases for the park homes, a scheme demonstrating all detailed aspects of the proposed physical security of the development shall be submitted to and approved by the Local Planning Authority. This scheme is further to requirements of Document Q of the Building Regulations and shall include the following:

- All external doors must meet the minimum standard of PAS 24 whilst all ground floor easily accessible windows and doors should be fitted with laminated glazing.
- Third party certification for all windows and doors is provided prior to installation.
- A detailed strategy for robust access controls both internally and externally with a provision for the vehicle access gate.

CCTV should also be addressed with a camera layout and operational statement which should be approved prior to any commencement of work.

Reason: In the interests of achieving safe public and private environments.

7 No development, other than site clearance and road layout, shall take place before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- the retention of the existing trees on the boundary of the site
- screen planting along the boundary of the park homes plots 1, 6, 8, 10, 12, 14, 16, 17, 18 and 19
- defensive planting along the external boundaries
- native planting to reflect the semi-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 relationship with the adjoining conservation area and listed buildings and also to ensure a satisfactory standard of landscaping.

8 Prior to the commencement of development an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: This is a pre-start condition is required because the submitted information was insufficient to determine whether the development will have a negative impact upon the trees which are located close to some of the residential park home plots and also the proposed footpath within the wooded recreational area.

9 An Ecological Management and Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The plan shall include the recommendations contained with the Ecological Appraisal Rev A by Hankinson Duckett Associates and also the opportunities for enhancement.

Thereafter the development shall be carried out in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: This is a pre-start condition because it is necessary to ensure appropriate protection and enhancement of biodiversity is detailed in a series of recommendations which have a defined timetable prior to the commencement of development. Unless this is agreed prior to development it may not be possible to achieve a net gain in biodiversity (requirement of planning policy) once development commences.

10 No development shall take place until the following have been completed and approved in writing by the Local Planning Authority:

- a) Completion of groundwater testing and gas monitoring to determine the potential risks to human health, the water environment, the natural and historical environment, and buildings and other property by contaminants;
- b) The results and conclusions of the testing and monitoring referred to in (a) have been submitted to and approved in writing by the Local Planning Authority;
- c) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, and a timetable of works and site management procedures. As the site is predominantly made ground, its removal may not be the most appropriate and/or sustainable option so this scheme must also include an appraisal of remediation options, and proposal of the preferred option(s).

The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Thereafter the development shall not be implemented otherwise in accordance with the approved remediation scheme.

Reason: To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account.

11 SUDS conditions to follow

12 Highways conditions to follow

13 The Rangers hut shall be occupied by the Chiltern Rangers (a social enterprise) or a similar organisation and by no other occupant unless previously agreed in writing by the Local Planning Authority.

Reason: The change of use has been assessed on this basis and the requirements of a different occupant could have an impact on the use of the land which in turn could have an impact on the adjacent conservation area and to the setting of the adjacent listed buildings,

14 Prior to the occupation of any park home, details of a proposed pathway linking the homes to the open space and details of the pathway within the open space (including details of the surfacing) shall be submitted to and approved in writing by the Local Planning Authority and the footpath shall be provided in accordance with the approved details.

Reason: To ensure that the footpath is acceptable in terms of its impact upon the character of the area.

15 The park homes that are brought onto the site shall meet the latest BS3632 standard for residential caravans.

Reason: To ensure a high standard of residential accommodation which represents sustainable and energy saving development

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.

Agenda Item 10. Appendix A

18/06767/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor R Farmer
Councillor Marten Clarke

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished

County Highway Authority

Comments:

The development is served via an existing vehicular access on Bassetsbury Lane. Even though there would have been vehicle movements associated with the historical use of the site as allotments, the proposed residential scheme is expected to generate a higher level of daily vehicle movements when compared with its previous use.

I am satisfied with the trip generation analysis provided within the submitted Transport Statement (TS). Specifically the proposals could be expected to only add approximately 15(no) vehicle movements through the respective Bassetsbury Lane and Chestnut Avenue junctions with London Road at peak times, which equates to one every four minutes. This is not considered to have a material empirical impact upon the operation of these junctions or their individual capacity.

Whilst the total daily trip rate generated by the proposed development would add just under 170(no) vehicle movements on the aforementioned roads, this is dispersed throughout the day from 07:00 to 19:00. This is to be expected from a residential development containing a similar quantum of development.

I am aware of local concerns regarding the increase of vehicle movements that will be introduced should the proposals receive consent and are implemented. Nonetheless, I have reviewed the collision statistics (Personal Injury Collisions that do not incorporate damage-only incidents) for the local area and found there to be no causation factors inherent to the configuration of the local network. Therefore there is no basis upon which to lodge a highway objection to this due to an increase in vehicles on local roads placed there from the development proposed.

However, there is an issue of which I was concerned when first viewing this application; pedestrian safety.

The section of Bassetsbury Lane approximately 150m to the west of the site is subject to double-bends that is devoid of a footway for a 100m section along the southern boundary of No.41 Bassetsbury Lane. Furthermore, this section is hardly lit and there are tree canopies on both sides of the road. As a result, a serious threat exists to pedestrian safety in consideration that there would be no other route than this for pedestrians travelling to or from the development to use this section of Bassetsbury Lane in order to reach local services or access the frequent bus routes on London Road. This is particularly pertinent given the expected age group expected to inhabit the residential units. Even placing the latter consideration aside, the general lack of footway as described would normally result in an objection from this Authority due to the threat to highway safety and convenience of use.

However, the applicant approached the County Council subsequent to the submission of the application to state that they were willing to upgrade the section of the High Wycombe to Bourne End trackbed between London Road and Bassetsbury Lane in order for it to serve as a shared

footway/cycleway. In doing so, this would provide a more direct and traffic-free route for residents to traverse between the site and London Road/Wye Dene. Furthermore, it would deliver the aspirations of Policy DM4 of the Delivery and Site Allocations Policy Plan for this section (which seeks to upgrade the trackbed between High Wycombe and Bourne End for sustainable travel/leisure purposes).

Ergo I will recommend a condition to ensure that the site is not occupied until the trackbed is upgraded to provide pedestrian access to London Road and/or the Wye Dene estate, although I am content with any measure of which the Local Planning Authority decides to secure this caveat (via condition or legal agreement).

In terms of the internal layout, I note that the width is featured as a 4.1m shared surface. You will be aware that the Department for Transport have advised that a temporary 'stop' is placed upon developments incorporating shared surfaces. However, when taking into account the following:

- The quantum of development served by the estate road
- Likely daily flows
- An intended circulatory route
- That it will not be adopted as highway maintained at public expense
- There is sufficient space for a refuse/delivery vehicle and car to pass each other immediately behind the Bassetsbury Lane eastbound carriageway without overhang on to it
- That the planning application was submitted prior to the advice being received by the Highway Authority

I do not consider the use of a shared surface in this instance to be an issue upon which to base an objection.

As for the access itself, it will be retained in its existing position. Given its current construction and condition, I will also recommend a condition so that it is brought up to our Commercial Access specifications and provide safe and convenient site access and egress.

I also note that the parking provision, although slightly in deficit, is broadly in line with the standards contained within the County Council's Buckinghamshire Countywide Parking Guidance policy document. Furthermore, when considering the site's intended occupancy, I would expect a lower rate of car ownership per dwelling that would offset the minor shortfall and consequently not result in displaced parking occurring on Bassetsbury Lane or lead to vehicular circulation issues that would detrimentally impact upon the flow of traffic on the adopted highway.

Part of the proposals incorporates a building at the western extent of the site to accommodate a Chilterns Rangers facility. I am content with the parking provision and that the depth of the verge in this location will allow the minimum requisite visibility splays to be achieved. However, it will require construction of its own dedicated access point. This can be secured by condition.

Mindful of these comments, I do not have any objections to this application subject to the following conditions:

Thames Water Utilities Ltd

Comments: Waste Comments – with regard to Foul Water sewage network infrastructure capacity they have no objection.

Water comments – with regard to water network infrastructure capacity they have no objection.

There are water mains crossing or close to the development. Thames Water do NOT permit the building over or construction within 3m of water mains.

Ecological Officer

Comments: The ecological report submitted covers all of the important ecological areas and has been accompanied by the Great Crested Newt Survey (they were found to not be present). The reptile survey however was not included and this is required before the impact upon protected species can be assessed. Further information is required – submission of the reptile survey and request for biodiversity accounting details.

Officer's note: The survey was submitted however the applicant did not submit biodiversity accounting details. They consider that the proposed measures in the Ecological Appraisal combined with the provision of a Chiltern Ranger hut to manage and improve the biodiversity of Funges Meadow and will provide a net gain in biodiversity.

Further comments from Ecological Officer: Concerned that the recommendations in the Ecological Appraisal are not proposals. [Officer Note: this can be secured by requiring an Ecological Management Plan based on the recommendations of the Ecological Appraisal].

Concern expressed that the failure to provide biodiversity accounting provides less certainty that a net gain in bio-diversity can be achieved.

Officer's note: While a bio-diversity accounting is a good tool to help determine whether a net gain in bio-diversity has been achieved. At this current time there is no policy requirement for such details to be submitted. The application has to be assessed on the Ecological Appraisal submitted.

Control Of Pollution Environmental Health

Comments: The only environmental health issues raised is the issue of contaminated land that is known to exist at this site. Due to site investigations there is a good understanding of the risks.

Recommendation that they would object to the development unless a condition requiring the completion of ground water testing and gas monitoring. The results and conclusions of the testing and monitoring to be approved by the LPA. A detailed remediation scheme be submitted and approved.

Community Housing

Comments: Evidence is required to confirm that Housing Associations do not consider the park home model is suitable for their purposes – which is a statement in the Planning, Design and Access Statement.

Housing Service Manager – is happy to accept the affordable housing on the basis of a financial developer contribution.

Buckinghamshire County Council (Major SuDS)

Comments: Initial response raised a holding objection regarding:

- Assessment of existing surface water flood risk
- Method of surface water disposal
- Proposed surface water discharge rate.

An amended Flood Risk Assessment (FRA) was submitted. While the information addressed concerns regarding the proposed discharge rate for the site the FRA fails to address their concerns regarding the existing surface water flood risk and a method of surface water disposal.

A further amended Flood Risk Assessment (FRA) was submitted 21.11.2018. The LLFA have been consulted – response awaiting.

Second response - awaiting response

Conservation Officer Spatial Planning

Initial comments - The buffer on the eastern boundary is essential to protect the setting of Funges Farm group of listed buildings and the retention of the trees on the street frontage to preserve the character and appearance of the conservation area. Boundary treatments should be submitted for approval

Additional advice sought regarding protection of trees along BB Lane and boundary with Conservation Area. A planted boundary will be important on southern and western boundary, for both conservation and UD purposes. Where there is open space on the western boundary the planting can be close to the dwellings (rather than strictly along the site boundary). Estate fencing would be appropriate along this boundary. Surfacing for the Rangers building should be soft/informal/permeable for conservation & UD purposes. Recommend materials condition to secure good quality brick for front wall. Flint is unnecessary here.

Crime Prevention Design Advisor

Comments: I would ask that a condition is placed on the applicant to ensure the physical security of the dwellings should this application be considered for approval. A planning condition would provide both the developer and future owners/tenants with a minimum specified level of security reducing the opportunity for crime and the fear of crime and supporting community sustainability.

Pedestrian access along the old railway line has been discussed with the neighbourhood team and unfortunately should this come forward as a proposal I would have to object. Taking into the consideration the likely impact on police resources and more importantly the safety and security of future occupants I would consider this route to be detrimental in terms of crime and anti-social behaviour.

Footpaths that track the roadway benefit from the casual surveillance provided by passing vehicles. Whilst this footpath is wide and likely to be upgraded it is secluded and lacks an appropriate level of surveillance. Its elevated position makes it difficult for any users to exit the footpath should they feel uncomfortable with anything they see ahead. The proposed age of the occupant compounds these concerns further. The tree canopy along this footpath prevents natural site lines to the footpath from surrounding properties making it an attractive route for offenders to use without the fear of being seen.

Additional documentation detailing any upgraded layout and lighting of the railway line and proposed access controls to prevent unauthorised access and the use of the proposed development as a short cut from the pathway back to the roadway may be sufficient to address this objection.

Arboriculture Spatial Planning

Comments: In principle no objection. Concerns that the arb report is a base survey. It is considered that this should be minimum of an Arboricultural Impact Assessment (AIA). There is concern that the new proposed access wall and gate may impact on the nearby tree. There is some potential for future pressures given many of the trees are mature.

Officer note: a request for an arboricultural impact assessment

Further comments from the Arboricultural Officer - The proposal for metal railing with gates on brick piers is more acceptable and does negate previous concerns. However the absence of where any cabling for the operation of the cctv camera or gate motors will also need to be resolved.

The failure to submit an Arboricultural Impact Assessment (AIA) and/or an Arboricultural Method Statement (AMS) means that while the development maybe acceptable in principle it is not possible to assess the impact upon the trees without additional information.

The Arboricultural Impact Assessment would have indicated where any part of the development may intrude upon the root protection area of trees within the site. The particular areas of consider are plots 1-5 and plot 33, 39 and 40. However, there is also a footpath within the wooded

recreational area which would require further information regarding material, type and method of construction.

It is necessary to have this information to demonstrate that the proposal will not have a negative impact upon the trees. This information, if not submitted with this application, will have to be submitted as a pre-start condition. Other conditions should cover internal landscape scheme.

Consideration should also be given to the making of a TPO if the site is no longer under WDC control to prevent unsympathetic tree pruning or removal before and after development.

Environment Agency (south-east)

Comments: Two objections.

1. Proposed development falls into a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. We recommend that the application should be refused planning permission on this basis.

This could be overcome by a revised proposal that demonstrates that the development site is located outside of Flood Zone 3b

2. The Flood Risk Assessment is not considered to be acceptable as it does not fulfil the requirements set out in the NPPF and associated PPG

Officer Note: The Environment Agency have undertaken new river Wye modelling which shows that this site is not in the floodplain and they were asked to reconsider their comments in light of the revised modelling.

Environment Agency response:

This model has not yet been released and so we must base our position on the most up to date published data available to us. Hence, we do **not** withdraw our objection to highly vulnerable development in the floodplain.

The applicant may wish to undertake their own modelling in the area to try to demonstrate that the site is not in Flood Zone 3, or wait for our new Wye model to be released (it is likely this will be in 2019 but please be aware that there is currently no definite release date).

Revised Flood Risk Assessment received 21.11.2018. Further consultation with Environment Agency undertaken.

Buckinghamshire County Council (Major SuDS)

Comments: First response the LLFA raised a holding objection in relation to the following matters:

- Assessment of existing surface water flood risk
- Method of surface water disposal
- Proposed surface water discharge rate

They sought further information from the applicant.

Second consultation response – holding objection maintained because the FRA fails to address the concerns of the LLFA regarding the existing surface water flood risk and a method of surface water disposal. As a response the FRA was updated.

Third consultation response – awaiting comments

Representations

Amenity Societies

Ryemead Forum objects to the application for the following reasons:

- Failed to address many of the issues in the initial consultation
- Applicant (WDC) has failed to demonstrate that Park Homes is the best model for the area

- There are other eco-friendlier prefab options not considered
- Amenities and services in the area do not cater for the elderly
- Fails to provide gardens which is a keen interest for the target demographic
- The basis of the tenure – this should be targeted at older people who live in High Wycombe and social housing should be provided on site
- Number of units has increased from 30 to 40 which is too intensive
- In ecological terms – no indication that the nature corridor will be preserved. Hard standing and development is like to have an impact.
- There should be no public access to Funges Meadow
- Ecological survey is needed.
- Site poorly located for elderly people – no direct public access, car based development, Bassetsbury Lane not suitable for elderly walking or mobility scooters
- Some parts of Bassetsbury Lane have no footpaths
- Development not in keeping with the area
- Cramped uniform development
- Inadequate road infrastructure
- The current car pollution work for London Road should be concluded before this application is considered
- Junction – Chestnut/Bassetsbury Lane requires improvement to make it safer
- Chilterns Rangers unit is not large enough for the organisation
- There is an opportunity to bring several other Environmental groups together in one building
- Reduction in number of homes to allow for a larger heritage centre should be considered
- Alternative model – community right to bid application was suggested and rejected by WDC
- Proposal needs to be reconsidered
- Community land trust would allow homes to be developed exclusively for rent and for local people

Further comments following the submission of amended plans:

- No changes made to address concerns identified during public consultation
- A number of concerns have been repeated – additional traffic (11), footpath not continuous (6), suitability for elderly (6), impact on ecology (5), nature of park homes (3), cost of proposed method of decontamination (2), no social housing (1).

High Wycombe Society object to the application for the following reasons:

- As part of the identified Green Infrastructure Network it will fail to contribute to the improvement of the network which is a policy requirement
- Development includes a building and nine spaces within the adjacent Funges Meadow nature conservation area which has protection as Green Space. [Officer Note – the site does not include the adjacent nature conservation area.
- Decision should await the Local Plan Inspector's Report as it was a site that was going to be considered
- Will not protect and enhance the biodiversity of the adjoining nature conservation area.
- Some of the impact could be avoided by reducing the scale and density of the development which would allow a viable nature corridor and houses would not be built up to the edge of the Funges Meadow. [Officers note – there is a defined area for the park homes which is not adjacent to the Funges Meadow]
- Object to the type of housing being proposed – park homes
- Concern it will resemble a trailer park
- Concern that an over 50's conditions could not be adequately enforced
- Site should be developed with oak framed bungalows or other forms of market housing
- Alternatively the site should be incorporated into the adjacent Funges Meadow

1 comment has been received supporting the proposal:

Summarise comments

- Low cost housing is need in High Wycombe
- Properties would be suitable for retirement age people as they are usually low maintenance, single story and within walking distance to town
- Will help to free up housing stock

12 comments have been received objecting to the proposal:

Summarise comments

- Lack of time for response
- Concern regarding the Local Council being both Applicant and decision maker.
- The application is premature although the local plan allocation has not been determined by the local plan inspector
- Road infrastructure not adequate – dangerous S bend with no scope to create a continuous footpath. Making it an unsafe environment for pedestrians
- Transport Statement – question some of the information contained i.e. vehicle movements
- Site is not considered to be in sustainable location for the older residents that the development is targeted at.
- The site is currently green in appearance – the land contamination means that planting other than in raised beds or pots cannot occur. This will give a very urban impression.
- Is it wheel chair accessible? There are steps from the balcony to the ground level.
- Unsatisfactory layout with caravans being too tightly packed.
- Given the access limitations along Bassetsbury Lane the site should be left as green space or possible added to the Nature Reserve.
- If planning permission is permitted then it should be restricted to over 55's, reduce the number of units, maintain or even increase green borders, need a continuous footpath.
- In addition or alternatively a level public footpath should be provided along the disused railway line. This should be considered and be the subject of consultation before any permission is granted.
- Site unsuitable for residential use
- Flaws identified in the submitted documentation – transport study etc.
- Site is far away from bus routes and GP practice
- No plans how the development would cope with flash flooding
- Demand for the proposed development based on little local evidence
- Site should be reinstated as a beneficial resource rather than being lost to housing
- The scale of the development will reduce surface water absorption
- Unacceptable impact on local species in the Bassetsbury Triangle
- Traffic surveys taken in non-peak time
- Current traffic situation unacceptable and the development will only make the situation worse
- No mention of the traffic accidents that have occurred on the double bends in Bassetsbury Lane
- Lack of footpaths has implication for pedestrian safety and coupled with an increase in traffic from the development
- The link footbridge would be to an unmade route with a steep access point onto London Road
- There would need to be improvements at either end of old railway link
- Concern that there is not a market for park homes for the targeted age group and this will put pressure on them to be used by younger working age groups who will have more cars.
- Will lead to vehicles spilling out onto Bassetsbury Lane when they are unable to park
- Resident has re-iterated all the comments made by the Ryemead Forum in a private capacity
- Increase in noise and disturbance. The concealed nature of the site will lead to an increase in crime
- Sheltered accommodation may be preferable rather than park homes for the target demographic

8 Additional comments received after the submission of amended plans that are not covered in the comments above:

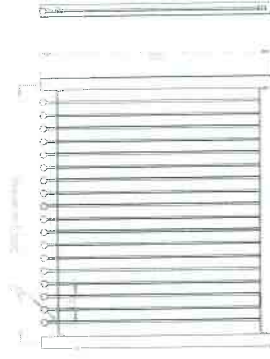
- 'Parklife' article reinforces that this is the wrong location for the development – the beneficial facilities are not present on the site.
- While the occupied part of the site is free from the risk of flooding however the rest of the site is potentially liable to flood risk
- Is retirement to be condition of occupancy given the information stated?
- Application should be put on hold until the highway proposal are known and also how the footpaths can be improved
- It is wrong to say that the improvements to Bassetsbury Lane for both pedestrian and vehicular users are not directly related to the proposed scheme – no decision should be made until the issue has been satisfactorily addressed
- The GVA response letter dated 3 October 2018 is unsatisfactory and platitudinous mass of unsupported and misleading assertions
- In terms of affordable housing the argument is not comparing like with like
- No assessment of water quality has been provided although they intend to discharge water into the Back Stream or other watercourses
- Transport statement fails to account for the traffic likely to be generated by medical visits, carers etc.
- Road layout within the site will potentially lead to on street car parking in Bassetsbury Lane
- Accident occurred on 8th October on Bassetsbury Lane – confirming the concerns of residents

18/06767/FUL
Scale 1/2500





Similar Railing system ONLY FOR REFERENCE



FENCE TYPICAL DETAIL
Scale 1/20

Ball top railing system by specialist
(50mm diameter ball and 15mm verticals at 100mm centres)
Railings and posts to be galvanized and finished with a black powder coat.

GVA

ARCHITECTURE & DESIGN

PROJECT NAME
HOSPITAL CORNER

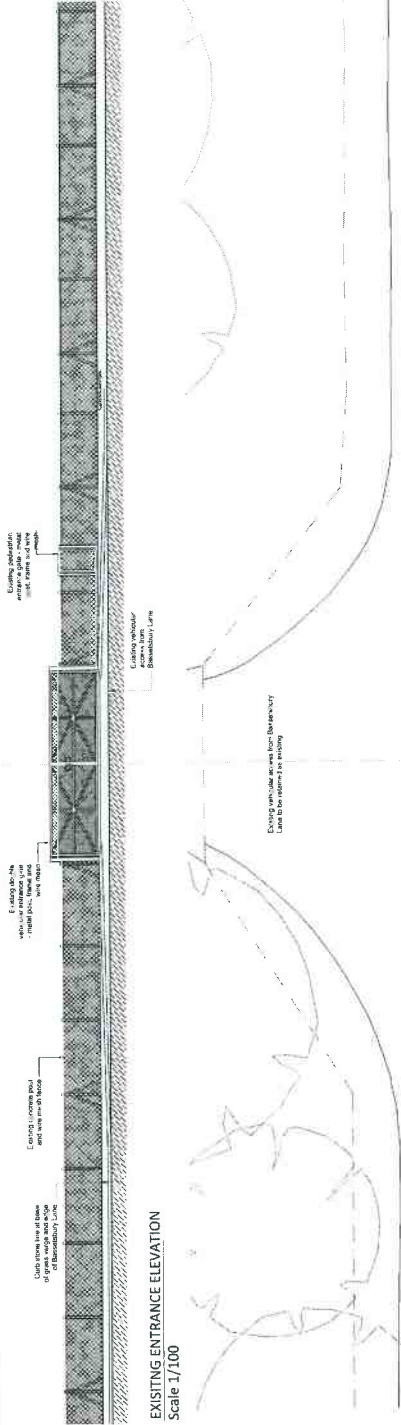
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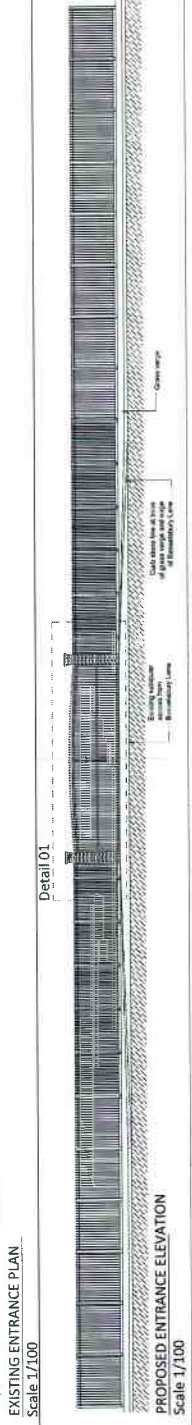
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SCALE
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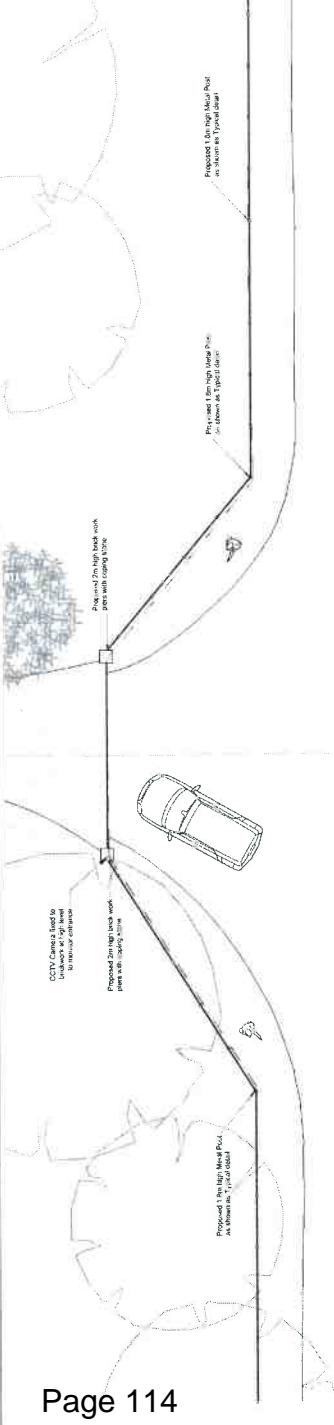
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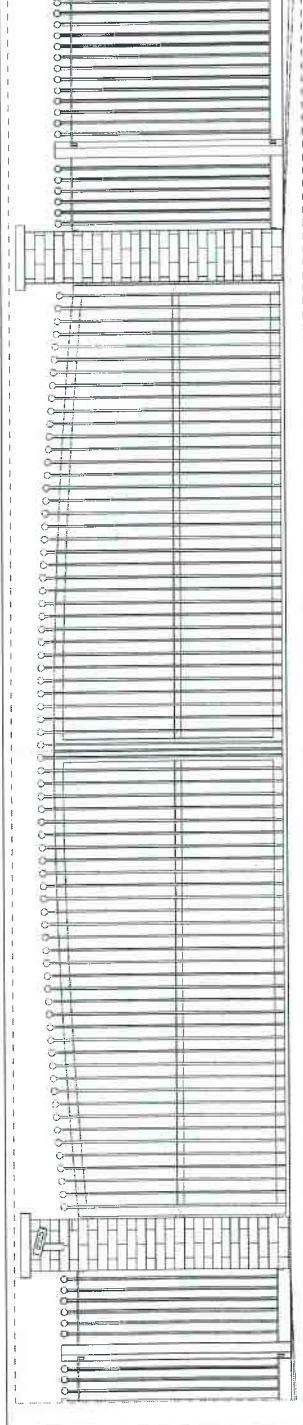
EXISTING ENTRANCE ELEVATION
Scale 1/100



PROPOSED ENTRANCE ELEVATION
Scale 1/100



PROPOSED ENTRANCE PLAN
Scale 1/100



DETAIL 01
Scale 1/20

NO.	REV	DATE	DES.	DRAWN	CHKD	APPD
A		11/17	Amendments to proposed drawings following advice from transport consultant.			
B		12/17	Amendments following pre-appro meeting.			
D		09/18	Amendments following industry comments.			
E		10/18	General amendments.			

ANY CHANGES TO BE NOTIFIED TO THE CLIENT BY THE ARCHITECT OR DESIGNER.

Agenda Item 11.

Contact: Taz Poptani DDI No. 0203 589 3987
App No : 18/07065/FUL App Type : FUL
Application for : Householder application for construction of new pitched roof to front, single storey front extension and garage conversion
At 29 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UW
Date Received : 05/09/18 Applicant : Mr Mohammed Azad
Target date for decision: 31/10/18

1. **Summary**

- 1.1. Full planning permission is sought for the construction of a new pitched roof over the garage, single storey front extension and a garage conversion.
- 1.2. The detached two storey dwelling has an attached flat roof single garage projecting from the front elevation. This is set back from the highway and is characteristic of the design of the "Poets" estate. The property is located on Shelley Road where the surrounding dwellings are predominately detached properties, many of which have already had extensions added.
- 1.3. The alterations and extensions are considered acceptable as they will not impact significantly on residential amenity, the character of the area or highway safety.

1. **The Application**

- 1.1. The single storey front extension would be extended to a similar depth as the existing glazed porch and would be set back by 0.7m from the front of the garage. The pitched roof over the garage would have a maximum height of 3.7 metres. The existing garage is proposed to be converted into habitable accommodation through internal alterations. The only external changes would be a window and brick infill to the front elevation and a window to the flank elevation.

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

- 2.1. 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.
- 2.2. In this instance, the applicant was informed about the acceptability of the proposal after the initial site visit. Amendments were suggested which sought to improve the appearance of the proposal within the street scene. These have been submitted by the applicant resulting in the application being recommended for approval without delay.

3. **Relevant Planning History**

17/07064/FUL – Householder application for part single/part two storey rear extension with insertion of velux rooflights, single storey side extension & conversion of garage to habitable room. Permitted.

16/08054/FUL – Householder application for part single/part two storey rear extension with insertion of a velux rooflight to side, single storey front & single storey side extensions, new front porch & conversion of garage to habitable room. Refused.

4. Issues and Policy considerations

Principle and Location of Development

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity), H17 (Extensions and Other Development within Residential Curtilages)

Core Strategy Development Planning Document (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 28th 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.

- 4.1. The construction of a new hipped pitched roof to the front, single storey front extension and garage conversion are considered acceptable in principle subject to other material considerations detailed below. Indeed the conversion of the garage has already been approved under application 17/07064/FUL.

Impact on neighbours

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity)

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the quality of place shaping and design)

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

- 5.3. Additional fenestration is proposed, introducing one window to the front elevation and one window to the north-western flank elevation. The window to the front would look out onto Shelley Road and the flank window, which would serve a WC, would not result in a material loss of privacy of the adjacent property to the north-west at No. 31.
- 5.4. The proposed pitched roof over the garage conversion would not enlarge its current footprint, it would pitch away from the north-western side shared boundary and is also hipped away from the front. As such, it is considered that the roof extension would not appear unduly overbearing, intrusive or result in an unacceptable loss of light when viewed from the front nearside windows of No. 31 Shelley Road. Due to the location of the proposed works the development would have no adverse impact on No. 27.
- 4.5. As such, when taking account the above no significant impact would occur to the residential amenities of any neighbouring property.

Amenity of existing and future residents,

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity)

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the quality of place shaping and design)

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

- 4.6. It is acknowledged that objections have been raised in respect to potential overdevelopment of the site.
- 4.7. It is considered that the proposal would not significantly increase the footprint of the existing dwelling. The development, in most part, would be sited over the existing footprint and there would be ample amenity space remaining for a dwelling of this size.
- 4.8. When taking account of the above no harmful impact on the residential amenity space enjoyed by this property is considered to occur as a result of this proposal.

Character and appearance of the host dwelling and surrounding area.

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity)

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the quality of place shaping and design)
New Local Plan Submission Version: DM35 (Placemaking and Design Quality).

- 4.9. It is acknowledged that objections have been raised in respect to the proposal being out of keeping with the character of the area. Although the proposal would be visible from the street scene, the surrounding area is characterised by detached properties many of which have been extended, creating a varied street scene with many benefiting from pitched roofs to their respective front elevations.
- 4.10. The property is of post war design and the design of the proposed additions are considered to be in keeping with the existing character of the host dwelling.
- 4.11. When taking account of the above no harmful impact on the host dwelling or the character and appearance of the surrounding area is considered to occur.

Transport matters and parking

ALP: T2 (On – site parking and servicing).

- 4.2. The site could still accommodate three cars to park on-site as the Buckinghamshire Countrywide Parking Guidance policy document requires.

Weighing and balancing of issues – overall assessment

- 4.3. 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.
- 4.4. 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
 - (c) Any other material considerations
- 4.5. As set out above it is considered that the proposed development would accord with the relevant of 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 materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
- 3 The development hereby permitted shall be built and retained in accordance with the details contained in the planning application hereby approved and plan numbers: 1520/1B, 1520/4, WDC1, WDC2A, WDC3A and WDC4A, 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.

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 informed about the acceptability of the proposal after the initial site visit. Amended plans were sought from the applicant which were considered acceptable, resulting in the application being recommended for approval without delay.

18/07065/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor L M Clarke OBE

Comments: Please call to committee if you are minded to approve and if this comes to committee please arrange a site visit.

- Over development and intensification of the site.
- Loss of light to No. 31 Shelley Road.
- Close proximity of the building.

Councillor A Hill

Comments: If this application is for approval, I would like it to go to committee and site visit.

Parish/Town Council Comments/Internal and External Consultees

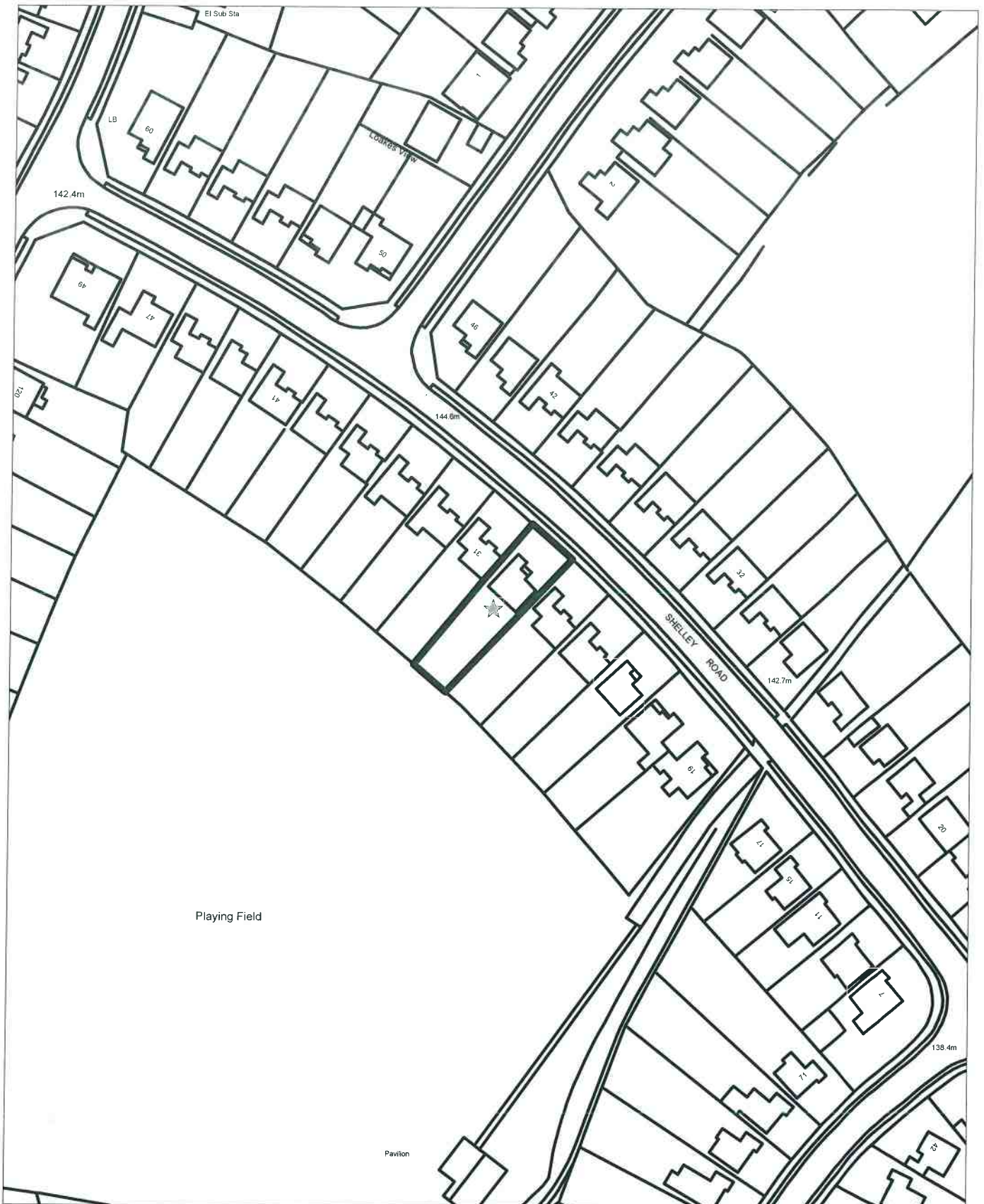
High Wycombe Town Unparished

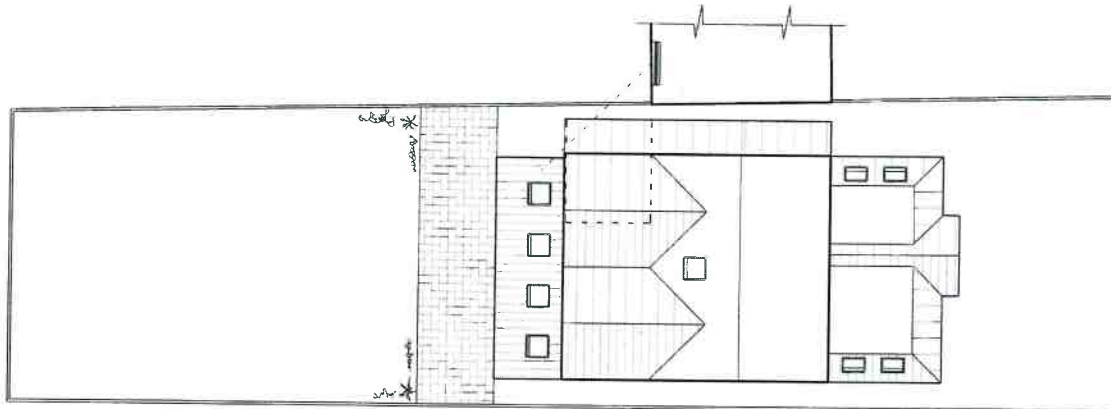
Representations

2 letters of representation received which are summarised as follows:

- Loss of light.
- Overbearing.
- Out of keeping to the area.
- Front element too big.
- Parking issues

18/07065/FUL
Scale 1/1250

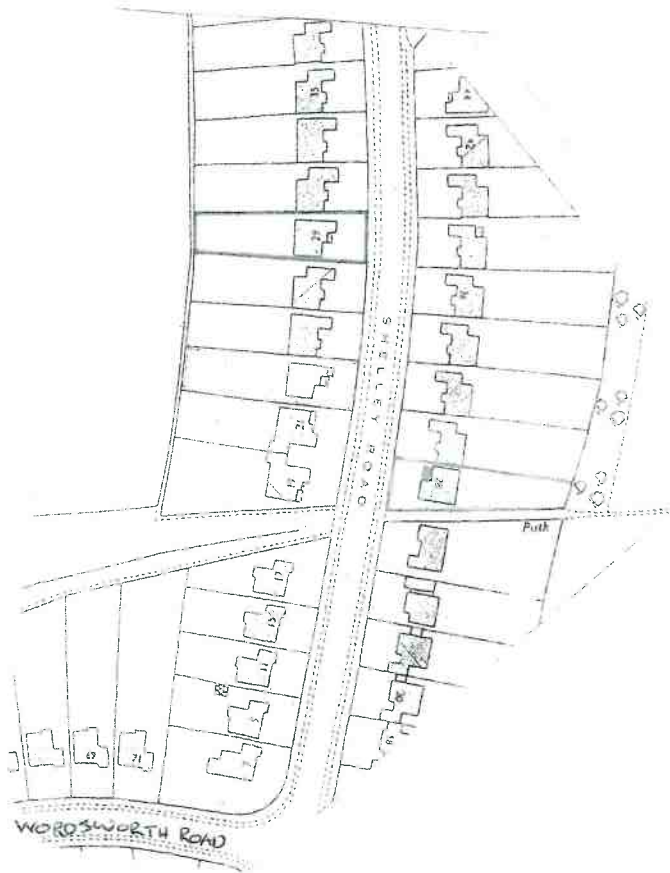




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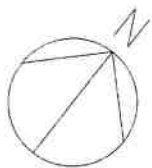
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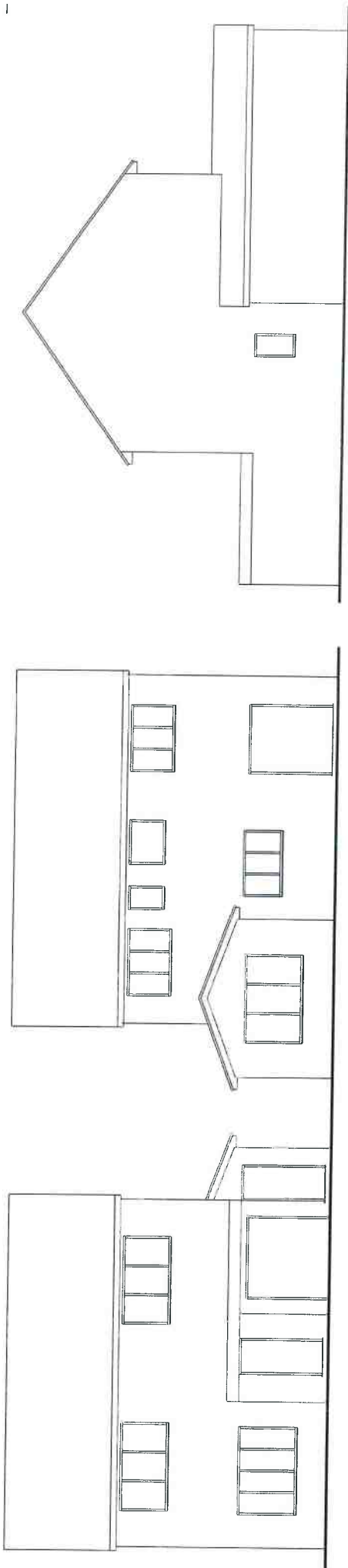
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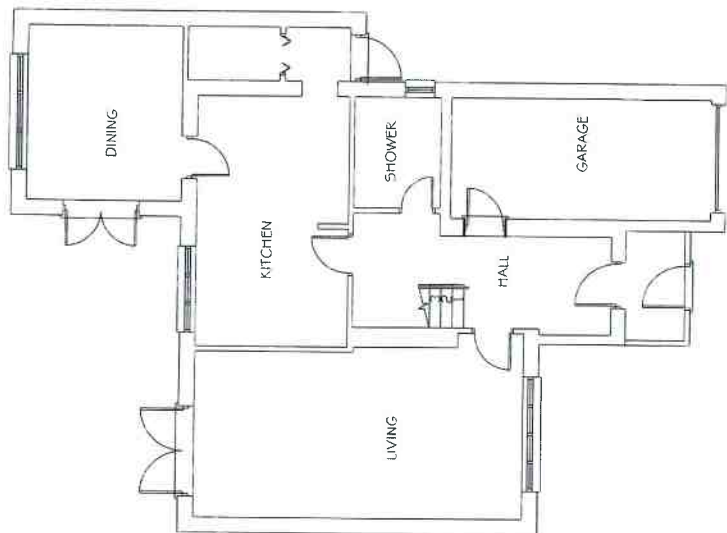
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No 4207 12/77	Description 12/77 SITE PLAN REVISED
29 Shelley Road, High Wycombe Rear, Front and Side Extension	
Client Mr Mohammed Azad	
Drawing Site and Location Plans	
Date September 2016	Scale As Shown (A3)
No 1520/1B	



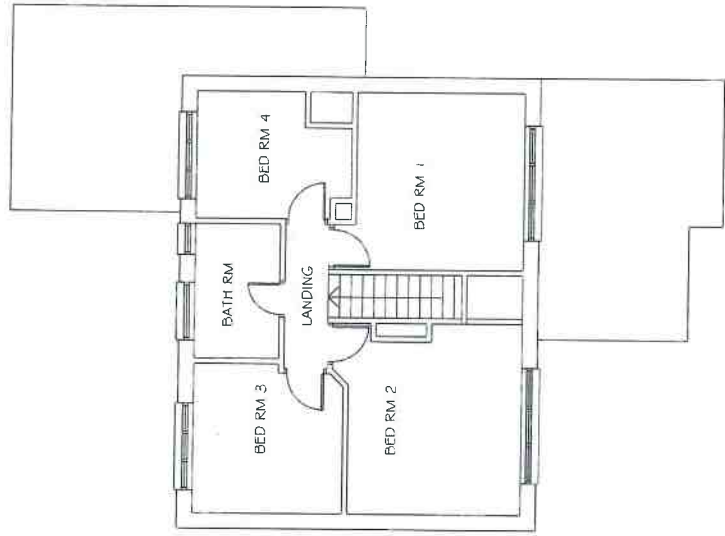
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EXISTING REAR ELEVATION
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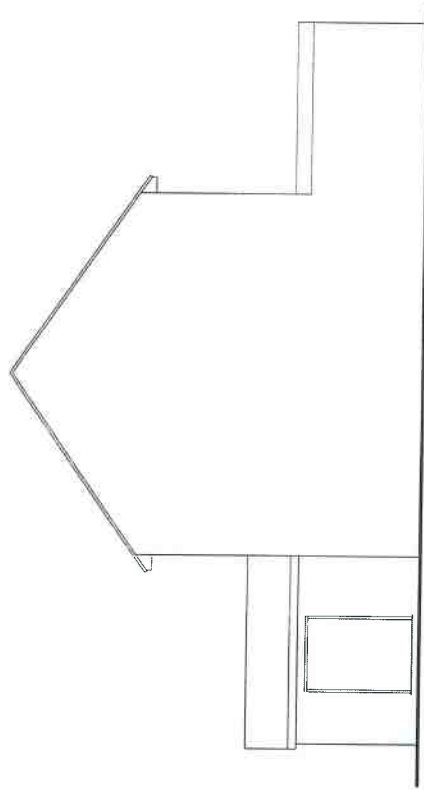
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EXISTING GROUND FLOOR PLAN
SCALE= 1:100



EXISTING FIRST FLOOR PLAN
SCALE= 1:100



EXISTING SIDE ELEVATION
SCALE= 1:100

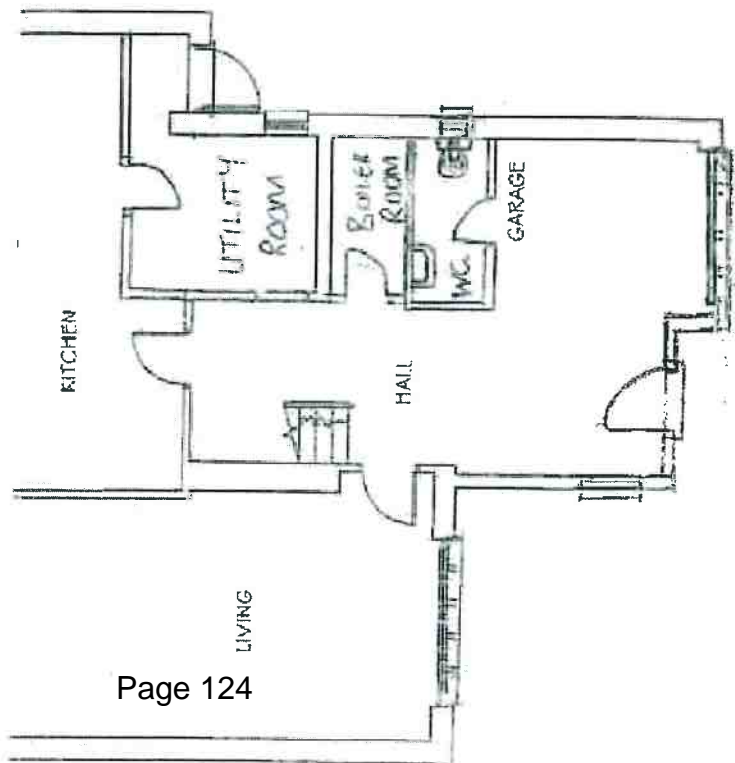


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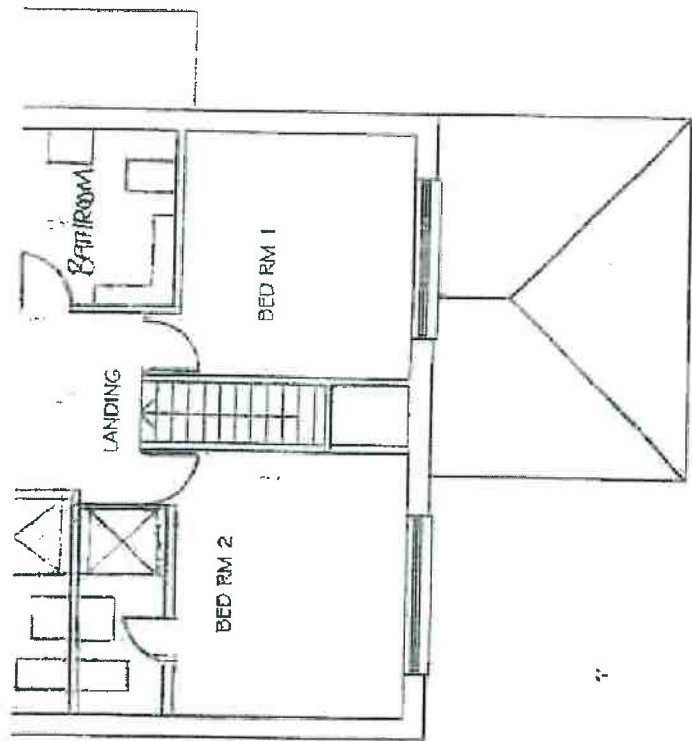
K A ARCHITECTURAL DRAWING SERVICES 141 LANGLEY ROAD, SLOUGH SL3 7DZ TEL/FAX 01753 541 824, MOBILE 07939213221		Date	Revisions
29 Shelley Road, High Wycombe Rear, Front and Side Extension			
Client	Mr Mohammed Azad		
Project	Existing Plans and Elevations		
Date	September 2016	Issue	As Shown (A3)
		Page No	1520/4

Ref: 18/07065/FUL
AMENDED

PLANNING
 0100 248
 WYCOMBE DISTRICT



PROPOSED GROUND FLOOR PLAN
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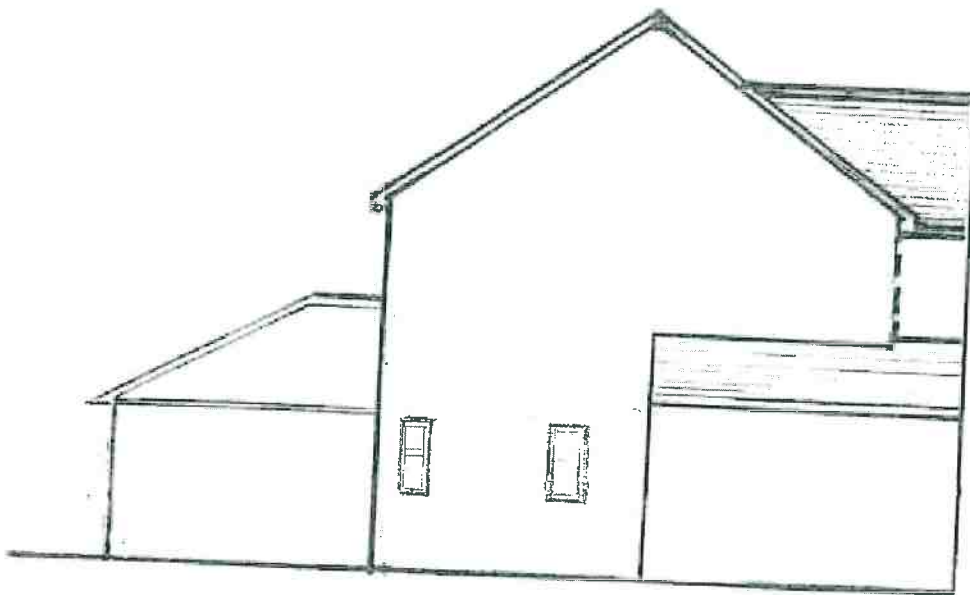
BIRDS EYE VIEW OF PLAN
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WPC2A



PROPOSED FRONT ELEVATION

SCALE = 1:100



PROPOSED SIDE ELEVATION

SCALE = 1:100

Ref. 18 / 07065 / FUL
AMENDED

PLANNING
WYOMING DISTRICT

WPC 3A



PROPOSED SIDE ELEVATION

SCALE = 1:100

Ref: 18/07065/KUL
AMENDED

PLANNING
9 OCT 2018
DISTRICT

WDC9A

Agenda Item 12.

Contact: Jackie Sabatini DDI No. 01494 421915

App No : 18/07352/FUL App Type : FUL

Application for : Householder application for construction of part two storey, part single storey rear extension, first floor side extension, ground floor front canopy and garage conversion

At 35 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UW

Date Received : 07/09/18 Applicant : Mr & Mrs Gunasekara

Target date for decision: 02/11/18

1. **Summary**

- 1.1. Full planning permission is sought for the construction of a part two-storey, part single-storey rear extension, first-floor side extension, ground-floor front canopy and garage conversion.
- 1.2. The application site comprises a detached two-storey dwelling, with a garage projecting from the front elevation, but set back from the highway. The property is located on Shelley Road where the surrounding dwellings are predominately detached properties many of which already have extensions that are visible from the highway; creating a varied street scene.
- 1.3. The alterations and extensions proposed are considered acceptable as they will not impact significantly on residential amenity, the character of the area or highway safety.

2. **The Application**

- 2.1. The rear element extends into the garden by 4m at ground floor and from the first floor bedroom and bathroom by 2.7m. The roof height of the two-storey element is set down significantly lower than the roof of the main dwelling by means of a flat crown roof.
- 2.2. The first-floor side extension would be sited primarily over the existing single storey side extension, keeping a 1m gap from side boundary shared with neighbouring property No 37 Shelley Road. This roof would continue the existing ridge height of the main dwelling to the front.
- 2.3. A pitch roof canopy would extend across the front elevation, over the porch and garage. The existing garage is proposed to be converted into habitable accommodation and would mostly involve internal alterations. The only external changes would be the replacement of the garage door with a window and brick infill below, and the new hipped pitched roof.

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

- 3.1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 3.2. 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.

- 3.3. In this instance the application was acceptable as submitted and no further assistance was required.

4. Relevant Planning History

- 4.1. None relevant.

5. Issues and Policy considerations

Principle and Location of Development

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity), H17 (Extensions and Other Development within Residential Curtilages)

Core Strategy Development Planning Document (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 28th 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 part two-storey, part-single storey rear extension, first floor side extension, ground-floor front canopy and garage conversion are considered acceptable in principle, subject to other material considerations, detailed below.

Impact on neighbours

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity)

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the quality of place shaping and design)

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

- 5.2. The proposal would introduce two windows to the front elevation which would look out onto Shelley Road. New ground and first windows are introduced into the new rear elevation. These look out onto the existing rear amenity space, providing only an oblique view into neighbouring gardens. A new first-floor window is being introduced into the flank elevation of the existing property, facing number 33, which would service a bathroom. A condition is recommended on the first floor side elevation bathroom window to ensure it is fixed shut and obscurely glazed up to 1.7m above finished floor level to avoid any overlooking issues.
- 5.3. It is acknowledged that the proposal would create added mass and bulk specifically to the north side elevation of the dwelling. The first floor side extension would however be sited over an existing ground floor and retain a 1m gap from side boundary shared with neighbouring property No 37 Shelley Road. It does not impinge on the Council's light angle guidelines when measured from the nearest habitable window of any neighbouring property.
- 5.4. As such, no significant impact is considered to occur to the residential amenities currently being enjoyed by the occupiers of any neighbouring property.

Amenity of existing and future residents,

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity)

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the quality of place shaping and design)
New Local Plan Submission Version: DM35 (Placemaking and Design Quality).

- 5.5. The proposal would not significantly increase the footprint of the existing dwelling and there would be ample amenity space remaining within the plot for a dwelling of this size.

Character and appearance of the host dwelling and surrounding area.

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity)

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the quality of place shaping and design)

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

- 5.6. It is acknowledged that objections have been raised in respect to the proposal being out-of-keeping in the street scene. Although the proposal would change the appearance of the host property in the street scene, as already mentioned, the surrounding area is characterised by detached properties which have been subjected to various extensions which creates a varied street scene.
- 5.7. The property is of post war design reflecting the architectural style of the period. The design of the proposed additions are considered to be in keeping with the existing character and scale of the dwelling.
- 5.8. It is worth noting that the proposed first-floor side element of the scheme would still provide a 1m gap from the side boundary shared with neighbouring property No 37 Shelley Road. This set back from the boundary reinforces the properties detached appearance and prevents any potential “terracing effect” within the street scene.
- 5.9. Many of the surrounding properties on both sides of Shelly Road already have extensions that are visible in the street scene. Numbers 42, 40, 39 and 33 Shelley Road all have two-storey side extensions with roof lines that follow the same ridge height as their host dwellings. In addition No 42 has a single-storey front projection not dissimilar to this proposal.
- 5.10. The proposal is not therefore considered to be out of keeping with the established character of the area and appropriately complements the existing dwelling.

Transport matters and parking

ALP: T2 (On – site parking and servicing).

- 5.11. The site could still accommodate the parking of three cars off-street as the Buckinghamshire Countrywide Parking Guidance policy document requires.

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
- (c) Any other material considerations

5.14. As set out above it is considered that the proposed development would accord with the relevant of 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 3807/1, 3807/02, WDC1 ; 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 materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of those contained in the approved application, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
- 4 Notwithstanding any other details shown on the plans hereby approved, the first floor window to be inserted in the east side elevation of the dwelling shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window shall thereafter be retained as such.
Reason: In the interests of the amenity of neighbouring properties.

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 application was acceptable as submitted and no further assistance was required.

Agenda Item 12. Appendix A

18/07352/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor L M Clarke OBE

Comments: Please call to committee if you are minded to approve and if this comes to committee please arrange a site visit.

- Over development and intensification of the site
- Overlooking and privacy issues of neighbouring properties 37 and 33 Shelly Road
- Insufficient parking on site for the proposed bedroom increase
- Out of keeping with other dwellings in the street scene

Councillor A Hill

Comments: If this application is for approval, I would like it to go to committee and site visit.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished

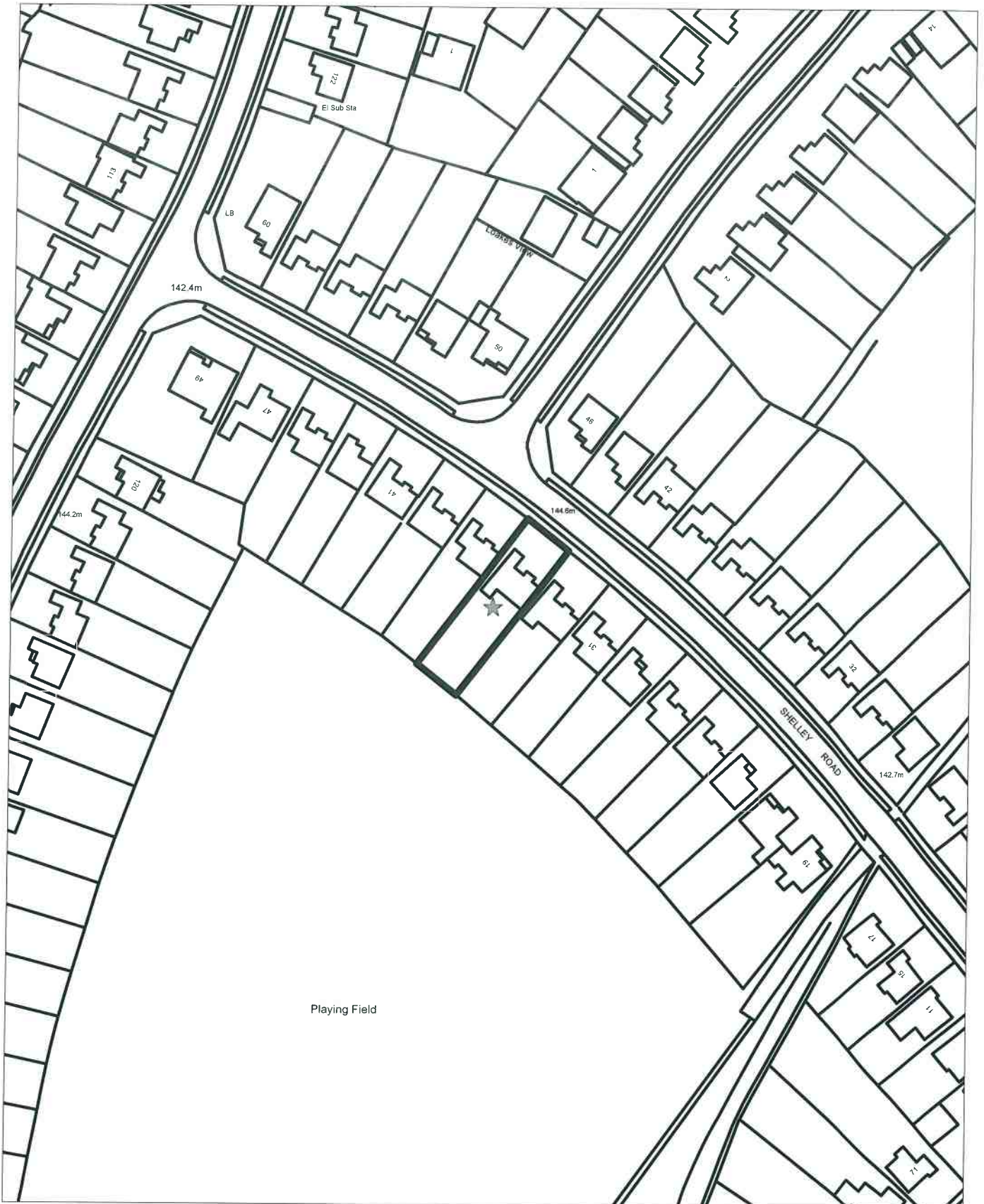
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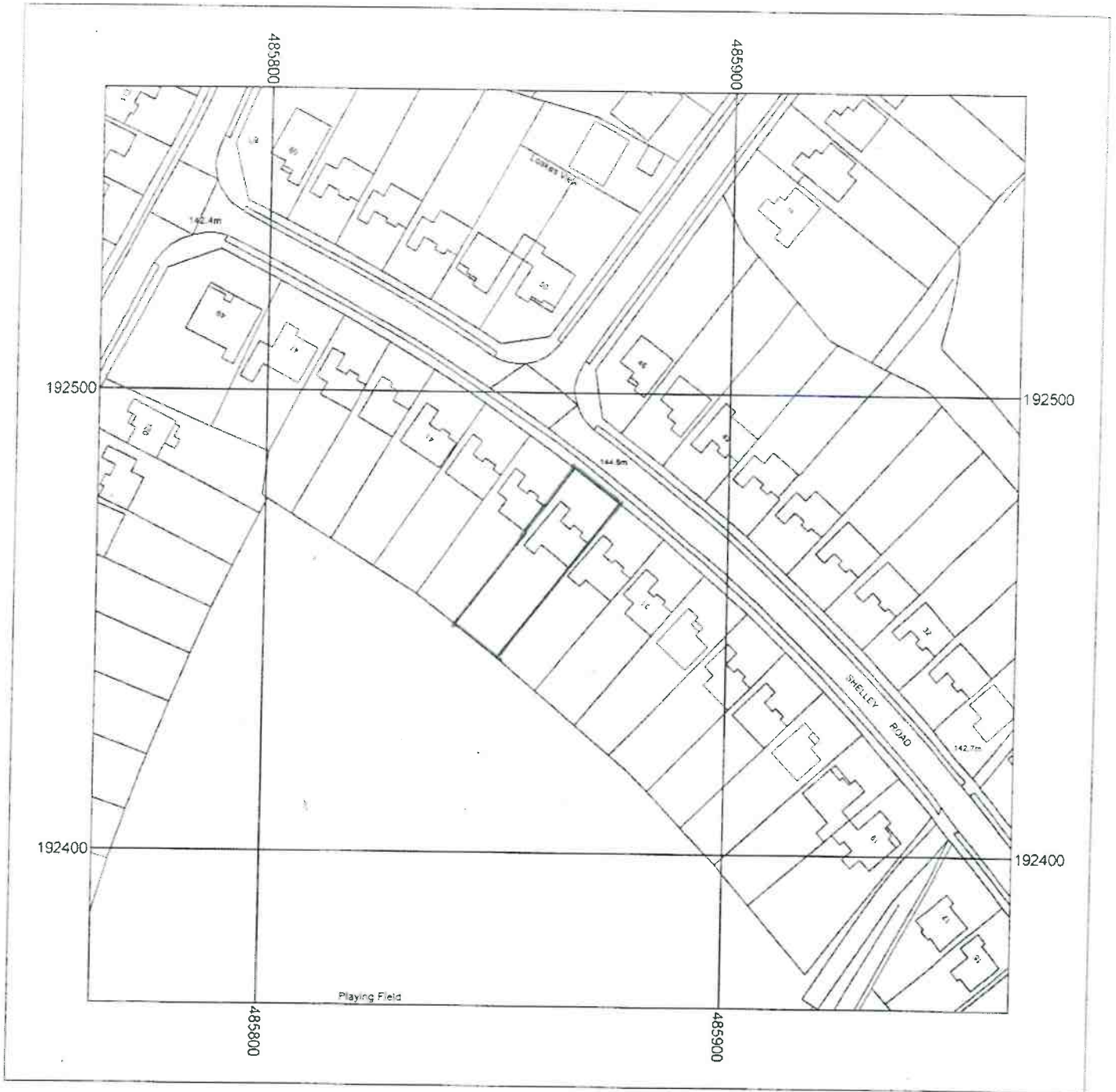
4 Objections

- Loss of light
- Overbearing
- Out of keeping to the area
- Front element to big
- Parking issues

18/07352/FUL

Scale 1/1250





Scale: 1:1250

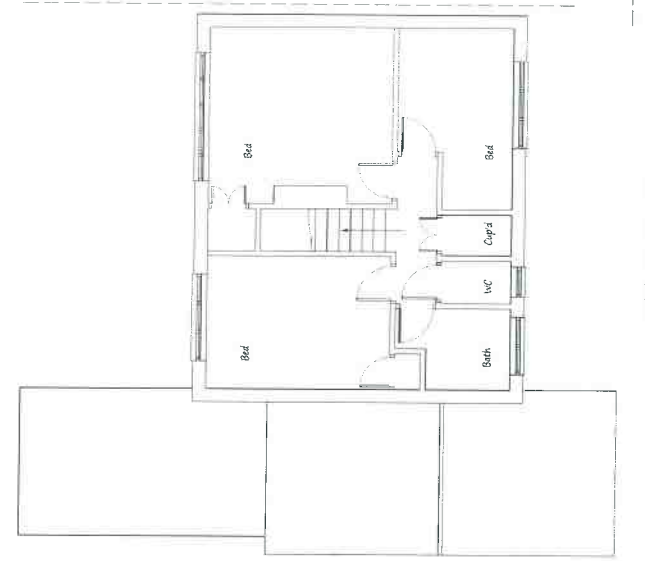
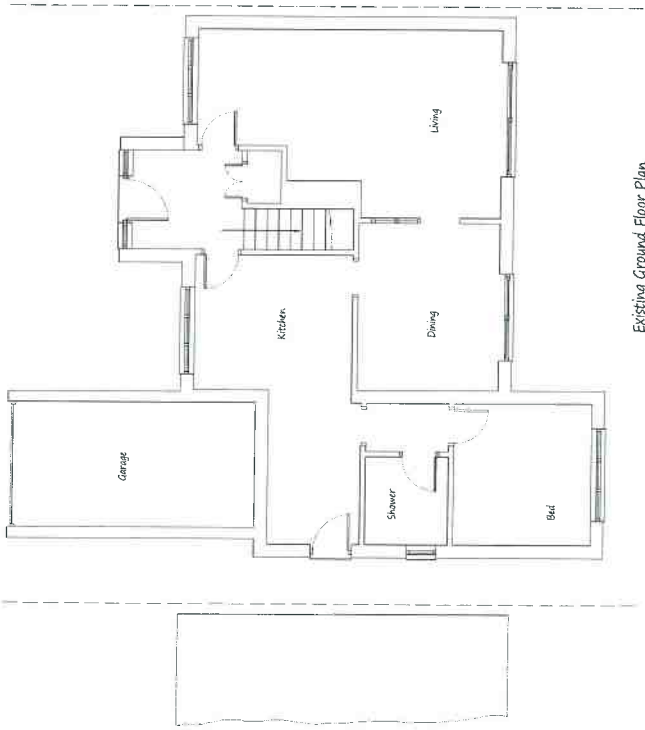


35 Shelley Road
High Wycombe
HP11 2UW

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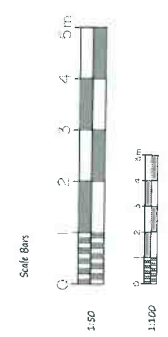
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NOTES:
All dimensions must be checked on site and not scaled from this drawing.



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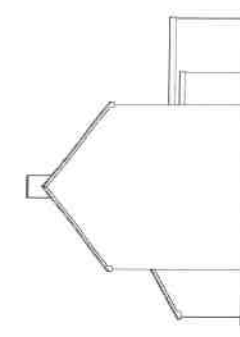
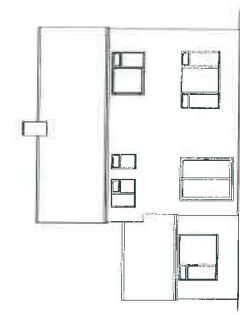
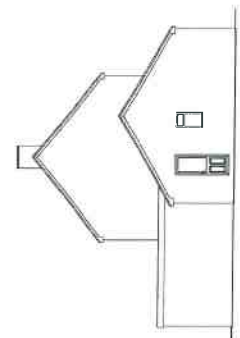
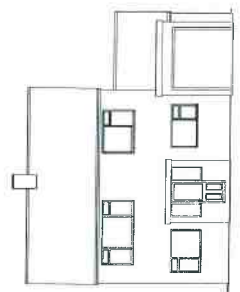
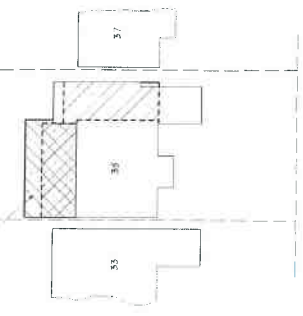
Existing First Floor Plan



This drawing to be read in conjunction with Dwg No 3807/02



Proposed extensions shown hatched



Existing Elevations

Drawing Title		Existing Details and Site Plan.	
Scale	1:50 1:60 2:00	Date	November 2015
Client	Mr & Mrs Ganasakara	Drawn by	MPP
Job Title	35 Shelley Road High Wycombe Bucks	Disc No.	3807/01
Copyright	Portle & Co Ltd. Building Design & Management Services Suite A 128 Manor Way Ruislip Middlesex UA4 8HR Tel: 01895 622800 www.portle-uk.com		
A.	Date	Revisions	

Agenda Item 13.

Contact: Heather Smith DDI No. 01494 421913

App No : 18/06360/FUL App Type : FUL

Application for : Erection of a detached two storey 4-bed dwelling, detached garden/log store and creation of new access with gates following demolition of four existing outbuildings

At Land Between Silvergate and The Dairy, Downley Common, Downley, Buckinghamshire

Date Received : 24/05/18 Applicant : Maitland-Smith Holdings Ltd

Target date for 19/07/18
decision:

1. Summary

- 1.1. Full planning permission is sought for the erection of a two storey, four bedroom detached dwelling on a site located to the south of Downley Common, between Silvergate and The Dairy.
- 1.2. There is no objection to the principle of additional residential development within this existing residential area. The size, siting and design of the proposed dwelling is considered to be acceptable within the Downley Common Conservation Area and the Chilterns Area of Outstanding Natural Beauty. Furthermore, no loss of amenity will occur to the neighbouring residents. However, the proposed means of access to the application site is substandard. Although some improvements will be made to visibility, these measures are not considered to be sufficient to justify the intensification of a substandard access.
- 1.3. It is considered that this proposal fails to accord with the policies of the Development Plan and therefore is recommended for refusal.

2. The Application

- 2.1. Planning permission is sought for the erection of a two storey, four bedroom dwelling on a site located to the south of Downley Common, between Silvergate and The Dairy. The surrounding area is residential in character, with open common land beyond. It forms part of the Downley Common Conservation Area and the Chilterns Area of Outstanding Natural Beauty.
- 2.2. The application site is approximately 0.07 hectares in size and is currently part of the garden of Bramblings, the dwelling attached to Silvergate. Four single storey structures currently occupy the site, including a wooden garage, two small wooden garden sheds and a greenhouse. However, each of these structures are barely visible from outside the site, which has become overgrown over the years. The boundaries to the north and east are screened by mature hedges and a large Norway spruce is situated close to the eastern boundary. A group of small fruit trees are located to the rear of the site and a large Horse Chestnut tree is located just outside the south west corner of the site.
- 2.3. The proposed dwelling has been amended in terms of its size and design since first submitted and now comprises a two a storey structure with a width of 8.5 metres and a depth of 9.4 metres. The structure has a double pitched roof with side gable features and a maximum ridge height of 8.4 metres. Internally, the property would comprise a lounge, kitchen/dining/family room, a study, W.C and utility on the ground floor with four bedrooms and a family bathroom on the first floor. A detached garden structure and log store is proposed to the south east of the new property, adjacent to the eastern boundary of the site.

- 2.4. A new vehicular access to the site is to be formed off the existing access lane, in the north eastern corner of the site. In addition, improvements are proposed to the access lane itself, including widening of the first 10 metres of the access track from Plomer Green Lane, to provide a radius of 4.5 metres on the north side of the junction and a carriageway width of 4.8 metres. Furthermore, the existing informal passing space opposite Downley Lodge would be formalised providing a passing space with a width of 4.8 metres over a 9 metre length.
- 2.5. The application is accompanied by:
- a) Design and Access Statement
 - b) Transport Statement
 - c) Suds assessment
 - d) Arboricultural Survey and Tree Protection Plan
- 2.6. Amended plans have been received which show alterations to the design and appearance of the proposed dwelling, together with a reduction in its size.

3. Working with the applicant/agent

- 3.1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by 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/agent was updated of any issues after the initial site visit. Amended plans have been received which overcame some of the objections raised, however issues regarding highway safety could not be resolved. The applicant/agent was advised that how the proposal did not accord with the development plan, that no material considerations are apparent to outweigh these matters and provided the opportunity to amend the application or provide further justification in support of it.

4. Relevant Planning History

17/06199/FUL	Erection of a detached two storey 4-bed dwelling with detached garage and creation of new access with gates following demolition of four existing outbuildings.	REF 23.08.2017
17/08077/FUL	Erection of a detached two storey 4-bed dwelling with detached garage and creation of new access with gates following demolition of four existing outbuildings.	WDN 05.04.2018

5. Issues and Policy considerations

Principle and Location of Development

ALP: H8 (Appropriate Development Densities), H9 (Creating Balanced Communities) and Appendix 1.

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

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

New Local Plan (Submission Version): CP1 (Sustainable Development), CP3 (Settlement Strategy)

- 5.1. The site is situated within an established residential area where there is no objection to the principle of further residential development, providing that development satisfies other development plan policies and maintains the established character of the area.

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)

- 5.2. Vehicular access to the application site is to be provided via the existing private, unmade access track on the adjacent to the southern side of Downley Common. The application proposes to undertake improvements to the width of the access track across the first 10 metres and to formalise one of two existing passing spaces between Plomer Green Lane and the application site. The applicants have stated that the proposed improvements will increase the visibility splay onto Plomer Green Lane and improve vehicular movements in the lane itself.
- 5.3. However, after reviewing all the submitted evidence, the County Highway Authority have objected to this proposal. It is considered that the visibility is substandard at the point where the proposed access meets the publically maintained highway. This will lead to danger and inconvenience to people using the access and to highways in general. Furthermore, the proposed access to the publically maintained highway is considered to be substandard in width, which again will result in a loss of highway safety and an inconvenience to other road users.
- 5.4. The County Highways Authority have been made aware of the applicant's Transport Statement and have taken into account the proposed improvements to the access lane and the junction with Plomer Green Lane. However, these improvements are not considered to be sufficient to ensure that highway safety and the convenience of other road users would not be adversely affected.

Impact of this proposal on the character of the surrounding Downley Conservation Area and the Chilterns area of Outstanding Natural Beauty. Raising the quality of place making and design

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), L1 (The Chilterns Area of Outstanding Natural Beauty); HE6 (Developments in Conservation Areas), Appendix 1

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

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development) Housing intensification SPD

New Local Plan (Submission Version): CP9 (Sense of place), CP11 (Historic Environment), DM30 (The Chilterns Area of Outstanding Natural Beauty), DM31 (Development Affecting the Historic Environment), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.5. The application site is situated on the edge of Downley Common. The essential character of the area arises from the long views across the common, which is lined with typically Victorian, artisan cottages on the main road, and which provide an attractive backdrop. Properties are generally arranged in small groups of historic vernacular cottages and 1930's houses that have evolved incrementally over time amongst woodland and alongside the informal tracks. Hedges, boundary vegetation and traditional materials contribute to the rural character. The area has a general informality and rural/semi-rural ambiance where the spaces between the buildings and the vegetation they contain are as significant to the wider character of the area as the buildings. The Downley Village Design Statement notes the "wonderful views" obtained in all directions from the common.
- 5.6. The application site comprises a small, wedge shaped piece of garden land on the

edge of the established residential area. The existing vegetation across the site, including the hedging along its northern boundary with the access lane, has become overgrown over time. This vegetation effectively screens most of the site from view, particularly from the common.

- 5.7. The amended plans show that the proposed dwelling has been reduced in size from the original submission. The new structure would be sited approximately 1.5 metres behind the existing front building line with Silvergate and would maintain a minimum gap of 2 metres to the shared side boundary. The scale of the proposed dwelling, although slightly larger, is comparable with that of Silvergate, in terms of its width, depth and height and therefore sits comfortably in this attractive street scene.
- 5.8. The submitted details show that some loss of planting, including a mature Norway spruce, will occur. This will render the new development to be more visible, particularly when viewed from across the Common. However, the applicants have confirmed that the majority of the existing mature hedging and landscape features around the boundaries of the site would be retained. In addition, it is proposed to plant a semi-mature tree in place of the existing Norway spruce. The Council's arboriculturist considers that there are a variety of trees which could provide sufficient amenity value to compensate for the loss of the Spruce. The applicant has confirmed that they are willing to re-plant any species that the Council considers to be appropriate. Therefore, this matter can be dealt with by way of a planning condition in the event that planning permission is granted.
- 5.9. It is also considered that there is scope for additional planting to take place. The retention and enhancement of the existing vegetation will help to partially screen the new development from the street scene and the adjacent common land. Given the provision of natural vegetation, together with the reduced size and simplified design of the structure, it is considered that this proposal would not have a significant effect upon the long views from the Common, sufficient to warrant the refusal of planning permission.
- 5.10. With regard to the surrounding Downley Common Conservation Area, the Local Planning Authority has a duty to ensure that any development preserves or enhances its special character. New development is required to respect the character of the area and respond to the immediate environment, particularly in terms of scale, density, form, materials and detailing. The Council's Conservation Officer has reviewed the amended plans and considers that the design of the new dwelling is much improved and now reflects the simplicity of the adjacent cottages in the Conservation Area. However, the extent of the hardstanding and the proposed front entrance gates could still have an impact on the character of this sensitive location. Therefore, all details regarding the external appearance of the dwelling should be subject to a planning condition requiring their prior submission, together with a detailed landscaping and planting scheme.
- 5.11. Concern has been raised regarding the status of the access road and whether or not it forms part of the Common itself. This matter remains unclear, however, a map produced by Natural England and displayed on the Bucks County Council website indicates that the access road is not a part of the Common.

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)

- 5.12. The neighbouring properties surrounding the application site are Downley Lodge, Bramblings and Silvergate to the west with a commercial car repair unit (within the

Old Dairy) and the residential properties of The Bungalow and Erasmus to the east.

- 5.13. Given their distance from the proposed dwelling it is considered that this proposal will have no adverse effect upon the residential amenities at Downley Lodge and Bramblings. With regard to Erasmus House, the amended plans show that a distance in excess of 25 metres will be maintained between facing elevations, thereby ensuring that no undue loss of privacy, outlook or light.
- 5.14. The residential property at The Bungalow is the closest to the application site and is set at a lower level. However, the proposed dwelling will be sited some 7 metres to the north-west of the adjacent property. Given this distance, it is considered that the dwelling itself will have no adverse effect upon the levels of light to The Bungalow. The submitted plans do show that a new garden building/log store will be erected between 1 and 2 metres from the shared boundary fence, however this new structure will replace an existing single storey structure which lies against the shared boundary line. It is therefore considered that the proposed garden/log store will have no greater effect on the amenities of The Bungalow than exist at present.
- 5.15. The residential property at Silvergate is situated immediately to the west and alongside of the application site. It has its front door and a number of flank, habitable room windows facing towards the application site. The latest details from the planning register, dated in 1983, show that the habitable rooms in Silvergate are also lit by additional glazing on its northern and southern elevations. The amended plans show that the proposed dwelling will be sited in excess of 9 metres from the western elevation of Silvergate and will extend 1 metre beyond its rear elevation at first floor level (3 metres at ground floor level). Given the juxtaposition between the properties, it is considered that the proposed dwelling will not result in any significant loss of light or outlook to warrant the refusal of planning permission. In terms of privacy: only small bathroom windows will be sited in the first floor side elevations of the new property. A ground floor habitable room window is proposed on the western elevation, facing Silvergate. However, the presence of a boundary treatment between the properties will prevent any loss of privacy.
- 5.16. In terms of amenity for future occupiers, the proposal provides for an acceptable level of amenity for future occupants, both in terms of internal space standards and private external amenity space. There will be an element of overlooking from the first floor windows in Silvergate, but no more than could be expected in an urban location.

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)

- 5.17. The application site does not lie within a flood risk zone level 2 or 3.
- 5.18. 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. To this end, applicants are now required to provide sustainable drainage and surface water management plans.
- 5.19. The applicant has submitted a sustainable drainage scheme, together with details from an infiltration test, in support of this application. Buckinghamshire County Council, as Lead Local Flood Authority, has raised no objection to this proposal, subject to the submission of a further detailed scheme in the event that planning permission is granted for this proposal.

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)

- 5.20. The application is supported by a Wildlife Checklist. The site lies adjacent to and is approximately 3% within a Biological Notification Site (in this instance Grassland at Downley, High Wycombe. This designation relates to the adjoining common land.
- 5.21. The issue of ecology has been reviewed under previous applications, where it was concluded that as the site has been used as garden land, historically, it is unlikely that it would be ecologically valuable. However, the site does contain a number of trees, including fruit trees and mature hedges. It is possible that nesting birds and foraging bats are attracted to such vegetation. Therefore, in the event that planning permission is granted, the applicant should be made aware of the statutory obligations regarding the protection of wildlife and a condition should be imposed to prevent the felling of trees within the nesting season.
- 5.22. With regard to the impact of this proposal on the natural environment of the Common, natural England have raised no objection.

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)

- 5.23. 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)

- 5.24. The development is a type of development where CIL would be chargeable. This will be calculated separately should permission be forthcoming.

Weighing and balancing of issues – overall assessment

- 5.25. 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.
- 5.26. 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

5.27. As set out above it is considered that the proposed development would conflict with a number of development plan policies and the benefits of the proposal are not considered to outweigh this.

Recommendation: Application Refused

- 1 The proposed development would result in an intensification of use of an existing access at a point where visibility is substandard and would lead to a danger and inconvenience to people using it and to highway users in general. As such the development is contrary to Policy CS20 (Transport and Infrastructure) of the Wycombe Development framework Core Strategy (adopted July 2008) and Policy DM33 (Managing Carbon Emissions: Transport and Energy Generation) of the New Local Plan (submission version) March 2018.
- 2 The proposed means of access to the site is inadequate by reason of its width to serve the proposed development with safety and convenience. The development is therefore contrary to the advice contained in the National Planning Policy Framework; Policy CS20 (Transport and Infrastructure) of the Wycombe Development Framework Core Strategy (adopted July 2008) and Policy DM33 (Managing Carbon Emissions: Transport and Energy Generation) of the New Local Plan (submission version) March 2018.

Agenda Item 13. Appendix A

18/06360/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Paul Turner: objects to this proposal on the following grounds:

- Loss of mature tree and native hedging
- Effect on neighbouring properties
- Urbanisation of area of ancient Common
- Position of new dwelling is highly visible in Conservation Area and AONB
- Effect on street scene
- Part of application site is on Common land and not in control of applicant.
- Cllr Turner (in his capacity as Ward Member) requests this application be referred to the Planning Committee for a decision.

Parish/Town Council Comments/Internal and External Consultees

Downley Parish Council

PARISH

Comments: **Original Plans**

- Development will harm rural character of AONB and Downley Common
- Development has an overly built up appearance
- Design of development is poor on Conservation Area and AONB
- Development will fill green space on edge of Common
- Development is overbearing in terms of scale, bulk and tightness of plot
- Vehicular access is inadequate
- Application form contains inaccuracies
- No details have been submitted regarding sewerage facilities
- Development does not blend in with natural environment

Amended Plans

- Access is substandard
- Development fails to preserve and enhance sensitive location
- Building dominates the plot in terms of size and bulk
- Development fails to blend in with neighbours
- Plans for sewerage facilities are incomplete
- Development does not blend in with natural environment
- Applicant assumes land ownership rights which applicant does not have
- Application forms are misleading.

Control of Pollution Environmental Health

Comments: No objection

County Highway Authority

Comments: Objects to this proposal on the grounds that

- a) the development would result in an intensification of use of an existing access at a point where visibility is substandard and would lead to a danger and inconvenience to people using it, and
- b) the proposed means of access to the site is inadequate by reason of its width to serve the development with safety and convenience.

Conservation Officer Spatial Planning

Comments - **Original Plans:**

This application does not sufficiently address the issues previously raised regarding the impact of the development of this site on the character and appearance of the conservation area. The

proposed building would be incongruous in this location as it fails to reflect the scale, proportions or detailing of the existing cottages surrounding the common. To obtain support, the footprint should be reduced in width and depth and the elevations amended in accordance with the Chilterns Design Guide to reflect local distinctiveness.

Amended Plans: The design of the proposed house is much improved and reflects the simplicity of many of the cottages in the Conservation Area. The extent of hardstanding and gates at the front of the building could still impact on the rural character and the materials and detailing should be included within a landscaping scheme for the site. The amended proposals are acceptable subject to conditions requiring approval of all external materials and joinery details.

Arboriculture Spatial Planning

Comments: The proposed mitigation planting of a hawthorn to replace that of the spruce is considered to insufficient. Although Hawthorn is a species suited to the soil that is in keeping with the appearance of Downley Common. Its limited size once mature would not provide any good public amenity. There are alternative tree species that are small to medium in size that may provide suitable mitigation that would be acceptable.

Amended proposal to plant

Buckinghamshire County Council (Non Major SuDS)

Comments: No objection, subject to condition requiring further details, should planning permission be granted. 18_06360_FUL - BCC LLFA Response - Silvergate and Downley Common.pdf

Natural England

Comments: No objection raised.

Representations

Original plans

37 letters of objection have been received and 2 letters of support. The grounds of objection include:

- Development detrimental to rural character of Common and AONB
- Fails to preserve and enhance Conservation Area
- Development is out of character in area
- Site unsuitable for development – “garden grabbing”
- Development will set undesirable precedent for other similar developments
- Development will destroy/block views from Common
- Shape of application site will result in building appearing more prominent from Common
- Development is contrary to Downley Village Design Statement
- Loss of highway safety due to inadequate visibility at junction and width of access track.
- No pavements or verges along track therefore detrimental to pedestrians
- Applicant’s traffic count took place in a quiet period
- Lack of parking available in area for construction traffic (this is not a planning matter).
- Access track is on common land. Alterations require Secretary of State’s permission.
- Development will result in loss of mature hedges and trees – detrimental to rural character
- Elevations are misleading as show building to be screen by mature hedging
- Development will adversely affect ecology and wildlife
- Development will adversely affect enjoyment of people/groups who enjoy the Common
- Development will adversely affect privacy/light and outlook to adjacent dwellings
- No details shown as to how development will connect to public sewer
- Cost of sewer should be shared with Silvergate and Bramblings (this is not a planning matter).
- New air conditioning units should not be sited facing Silvergate
- Development will reduce property values in area (this is not a planning matter).

The grounds of support include:

- Objectors have an ulterior motive
- Objections received from non-residents
- Campaign has been created to stir up resentment
- No safety problems have been experienced with regard to access track
- Other building work has been allowed adjacent to common
- Existing conifer was planted a number of years ago and is out of keeping in the surrounding beech forest
- Sewer facilities can be attached to existing sewer through Silvergate.

Amended Plans.

25 letters of objection have been received and 2 letters of support

A number of objectors wished their previous objections to be considered again. Additional objections relating to amended plans include:

- Continued loss of highway safety
- New building would still adversely affect rural character of Common; Conservation Area and AONB
- Views from Common still adversely affected
- Insufficient reduction in terms of the buildings size and mass.
- Continued loss of trees and hedging
- Adverse effect on wildlife

Amenity Societies

Residents Associations

High Wycombe Society: object to this proposal on the following grounds:

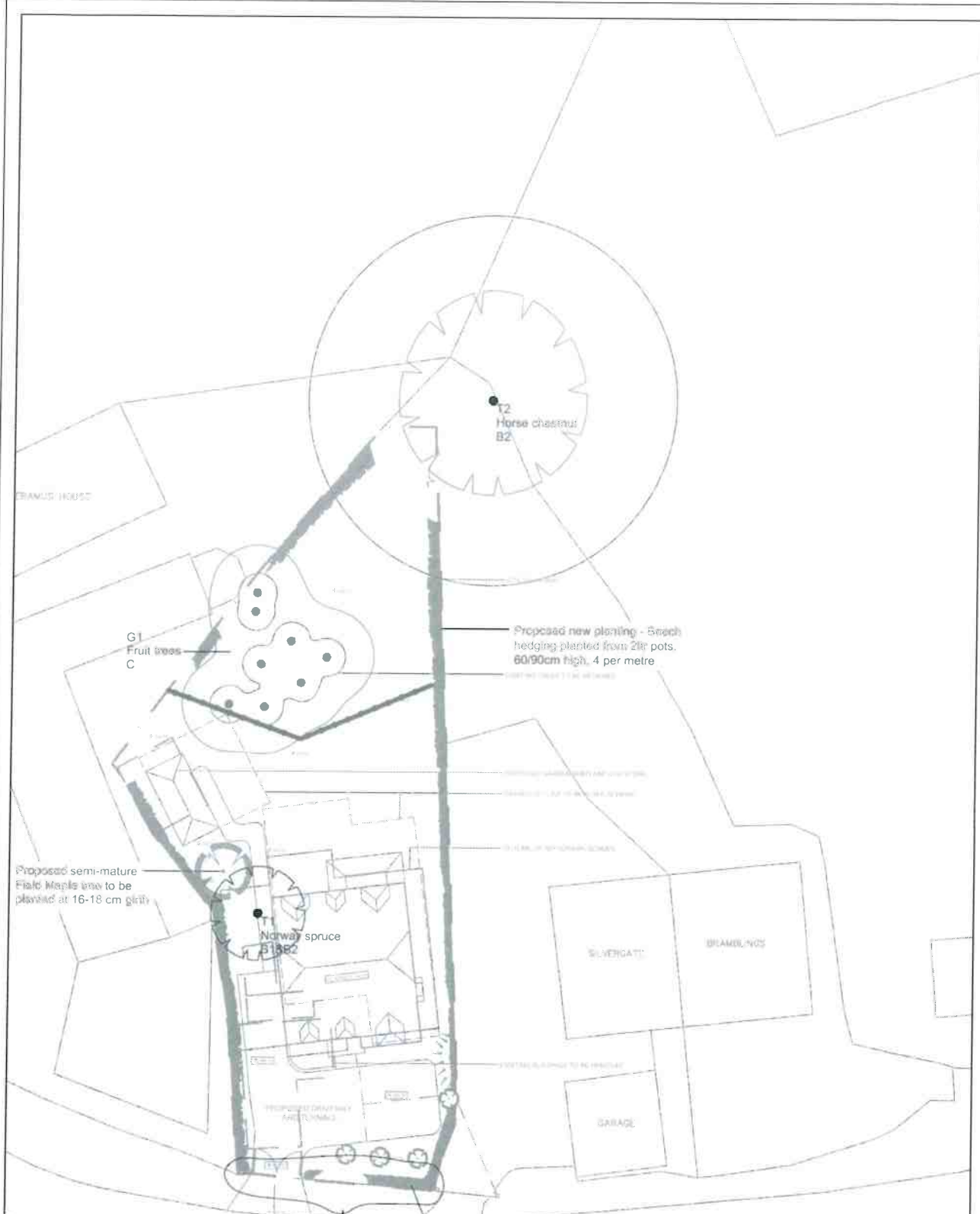
- No new building has taken place around the Common for 60 years
- This development will set an undesirable precedent for further development
- The development does not enhance the local open space
- The valued rural environment of Downley common must not be impaired by construction intrusion into the Chilterns AONB.
- This application should be considered by the Planning Committee.

Agenda Item 13. Appendix B

18/06360/FUL

Scale 1/2500





Merewood

Arboricultural Consulting Services

Merewood, Gregory Road, Hedgerley, Bucks, SL2 3XW
 Tel: 01753 647236 Mob: 07784 915944
 email: s.imon.hawkins@hotmail.co.uk

Site: Silvergate Downley Connon High Wycombe	1:250 @ A3
Drawing Title: Tree Protection Plan	Rev A, Aug 2018

Key:

<ul style="list-style-type: none"> Category A Category B Category C Category U 	<ul style="list-style-type: none"> Category Root Protection Area 	<p style="margin: 0;">NOTE: Tree/group numbers marked with an * have approximate locations.</p>
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Tree Protection Fencing BSS637:2012
 Tree Proposed for Removal



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LOCATION PLAN
(1:1250)



ASCOT DESIGN
Timeless architecture

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PLANNING APPLICATION

MAITLAND-SMITH HOLDINGS LTD

Page 148

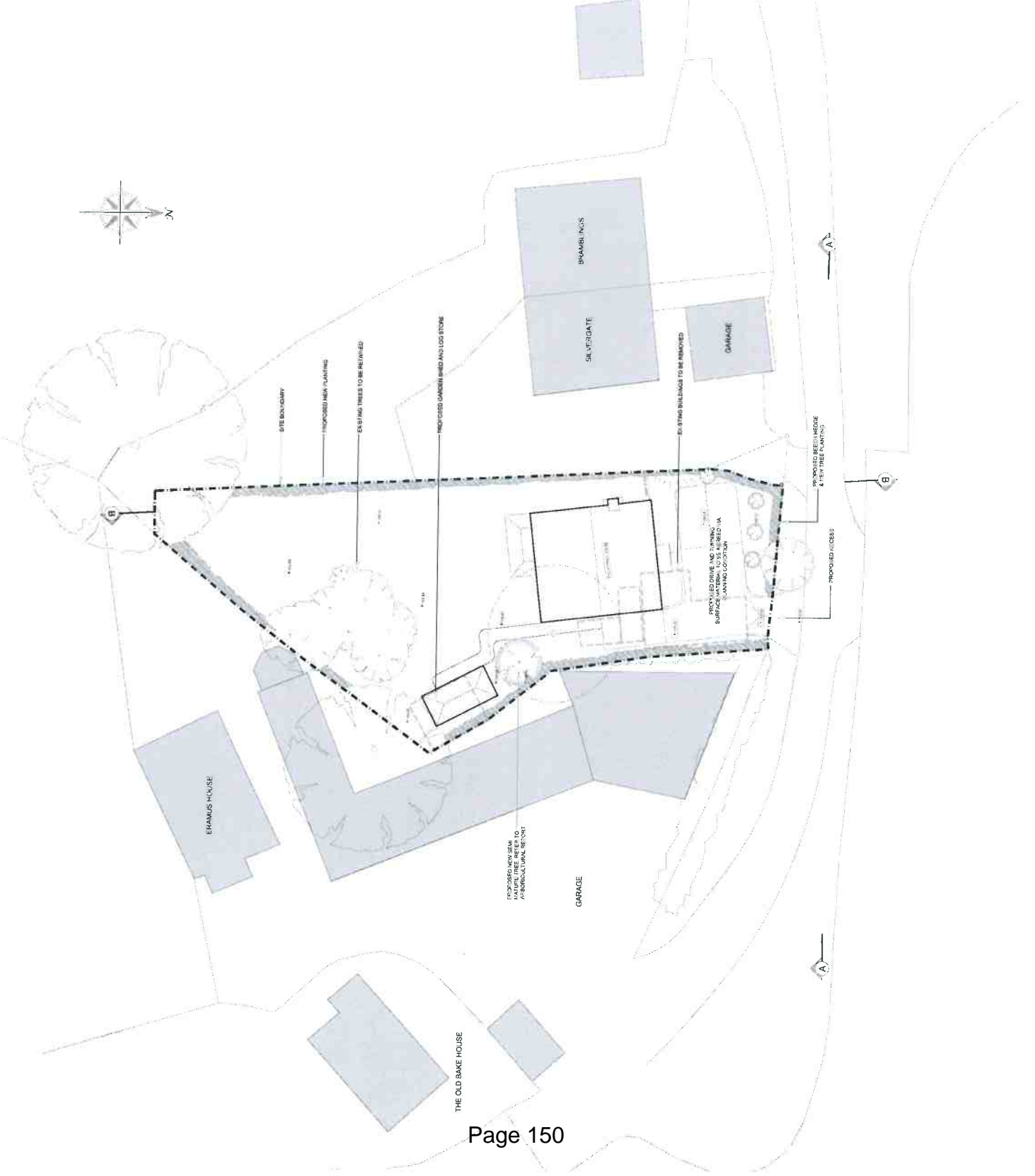
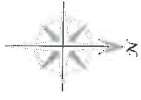
LAND ADJ SILVERGATE, DOWNLEY COMMON, HIGH WYCOMBE

Date:		Date:	
LOCATION PLAN			
Scale:	1:1250 @ A4	Date:	APRIL '18
Drawing No.:	18 - J2412 - LP	Drawn:	CJT

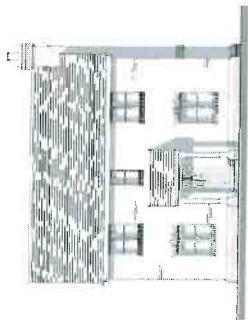


KEY

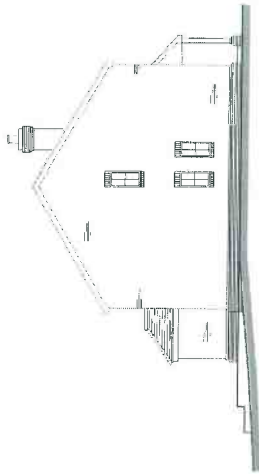
- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- PROPOSED INDICATIVE PLANTING
- EXISTING PLANTING
- 4.00 00 EXISTING SPOT SITE LEVELS
- 10.00 00 PROPOSED SPOT SITE LEVELS
- FEL 100.00 PROPOSED USE FINISH FLOOR LEVELS (SUBJECT TO CONFIRMATION AT WORKING DRAWINGS STAGE)
- DASHED LINE INDICATES BUILDING TO BE DEMOLISHED
- BANK
- SECTION LINE



Sheet A	Date 18/04/18	Title PLANNING APPLICATION	 ASCOT DESIGN Timeless architecture <small>Ascot Design Ltd, Riverside House 19-21 High Street, Ascot, Berkshire, UK RG5 7AF Tel: 01344 399529 Fax: 01344 399521 Email: info@ascotdesign.co.uk www.ascotdesign.co.uk</small>	Client MAITLAND-SMITH HOLDINGS LTD	Project Title LAND ADJ SILVERGATE, DOWNLEY COMMON, HIGH WYCOMBE	Drawing Title PROPOSED SITE LAYOUT
Scale 1:200 @ A2		Date APRIL '18		Drawn C.T		Rev A
Drawing No 18 - J2412 - 01		The copyright in this document and design is confirmed to and the property of Ascot Design Limited				



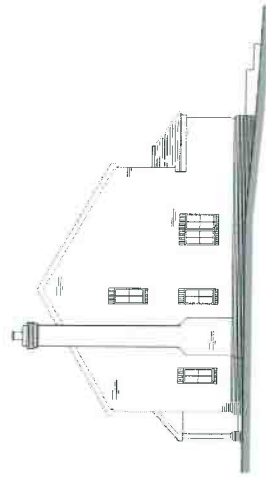
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

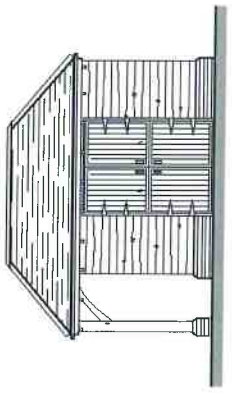


GROUND FLOOR PLAN

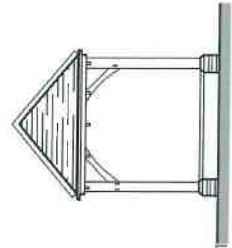


FIRST FLOOR PLAN

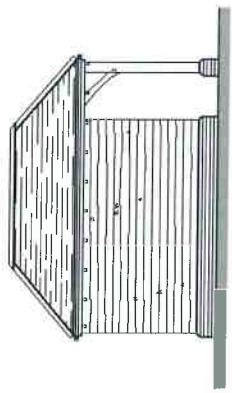
<p>ASCOT DESIGN Timeless architecture</p> <p>100, High Wycombe, Bucks, HP12 3JF Tel: 01494 471111 Fax: 01494 471112 www.ascotdesign.com</p>		<p>PLANNING APPLICATION</p>	
<p>MAITLAND-SMITH HOLDINGS LTD</p>		<p>LAND ADJ SILVERGATE, DOWNLEY COMMON, HIGH WYCOMBE</p>	
<p>PROPOSED FLOOR PLANS AND ELEVATIONS</p>		<p>Scale: 1:100 @ A1</p>	
<p>Date: 18 - J24 12 - 02</p>		<p>Date: APRIL 18 C T</p>	
<p>Sheet: A</p>		<p>Page: A</p>	



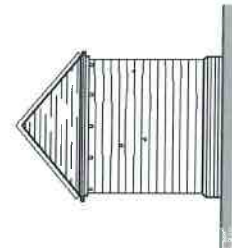
FRONT ELEVATION



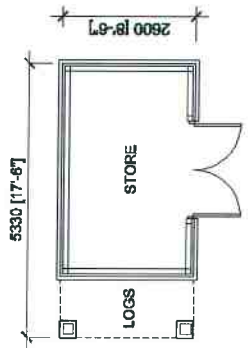
SIDE ELEVATION



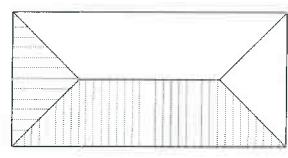
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN

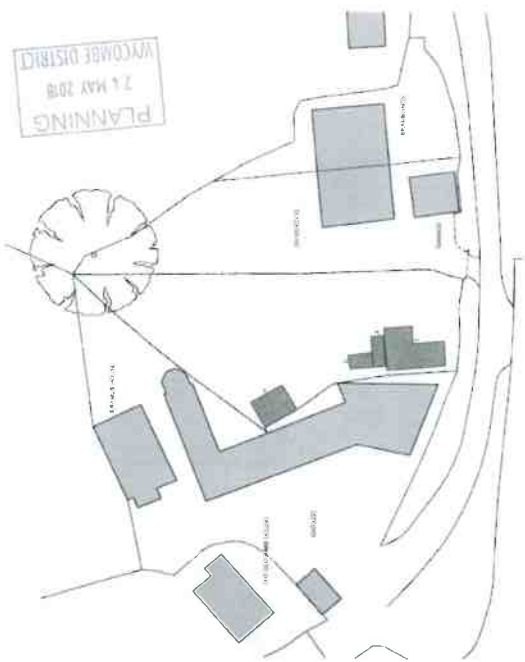


ROOF PLAN

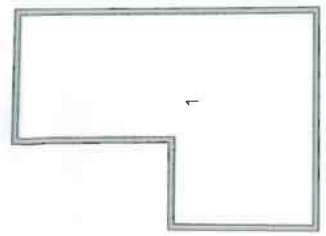



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PLANNING APPLICATION
 CLIENT: **MAITLAND-SMITH HOLDINGS LTD**
 PROJECT: **LAND ADJ SILVERGATE, DOWNLEY COMMON, HIGH WYCOMBE**
 SCALE: **1:100 @ A4**
 DATE: **APRIL '18**
 DRAWN BY: **C.T**
 NO: **18-J2412-03**



EXISTING BUILDINGS ON SITE LOCATION
SCALE - 1:500



EXISTING BUILDING 1
G.L.A. - 836sq.m



EXISTING BUILDING 2
G.L.A. - 7sq.m



EXISTING BUILDING 3
G.L.A. - 8,368sq.m

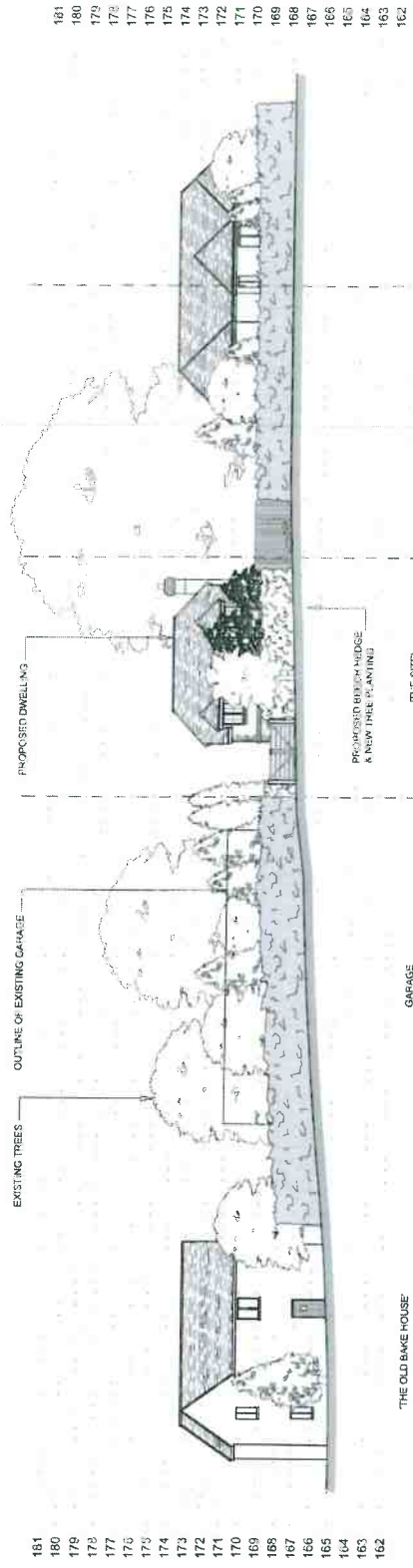


EXISTING BUILDING 4
G.L.A. - 10,488sq.m

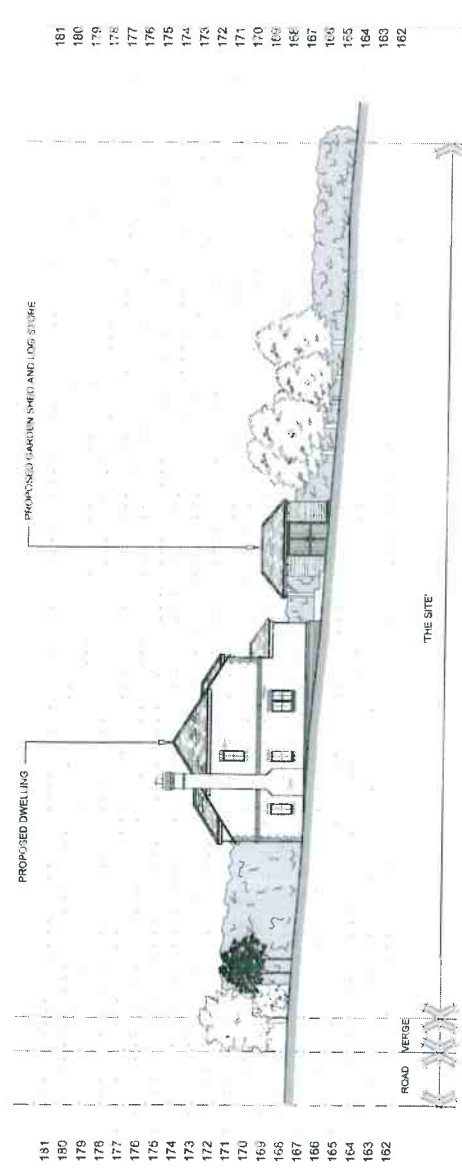
EXISTING BUILDINGS ON SITE AREAS
SCALE - 1:1000



<p>A&COT DESIGN ARCHITECTS</p>	<p>PLANNING APPLICATION</p>	<p>EXISTING BUILDINGS</p>
	<p>MAITLAND SMITH HOLDINGS LTD</p>	<p>LAND AND SUBSIDIARY COMPANY OF COMMON, NORTH WYCOMBE</p>
<p>01235 522222</p>	<p>17004 1005 848</p>	<p>27/04/18</p>
<p>01235 522222</p>	<p>18 - 12473 - 04</p>	<p>01</p>



PROPOSED STREET SCENE A-A



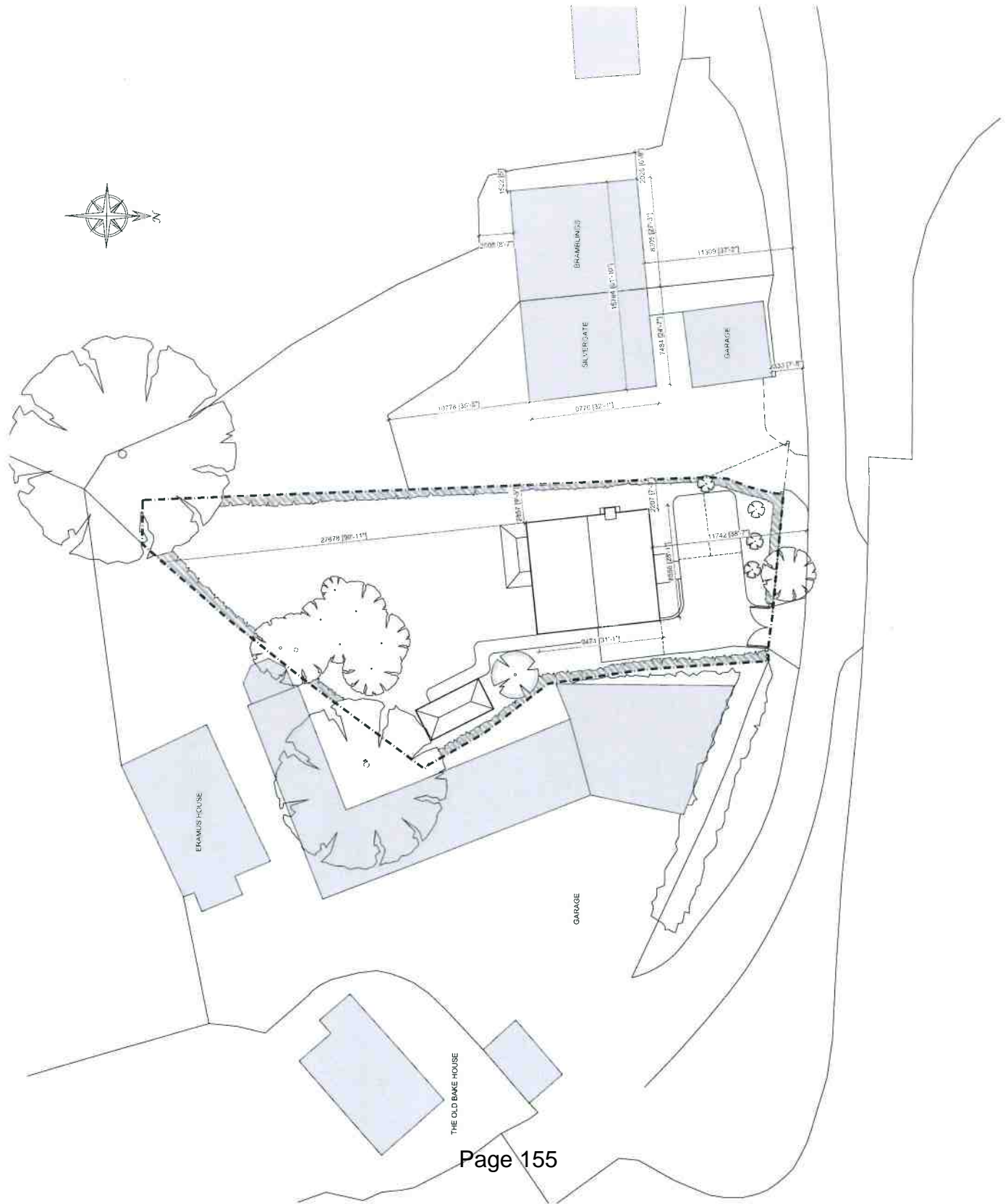
PROPOSED SITE SECTION B-B



<p>ASCOT DESIGN Timeless architecture</p> <p><small>Ascot Design Ltd, Riverside Plaza 25 High Street, Ascot, Berkshire, RG22 7HY Tel: 01344 777221 Email: info@ascotdesign.com www.ascotdesign.com</small></p>	
<p>MAITLAND-SMITH HOLDINGS LTD</p>	
<p>LAND ADJ SILVERGATE, DOWNLEY COMMON, HIGH WYCOMBE</p>	
<p>STREET SCENE & SECTION</p>	
<p>Scale: 1:200 @ A2</p>	<p>Date: APRIL '18</p>
<p>Drawn: C.T</p>	<p>18 - J2412 - 05</p>
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Rev.	Date	Drawn	Checked
PLANNING APPLICATION			
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Client: MAITLAND-SMITH HOLDINGS LTD			
Project Title: LAND ADJ SILVERGATE, DOWNLEY COMMON, HIGH WYCOMBE			
Drawing Title: DIMENSION COMPARISON SITE PLAN			
Scale:	1:200 @ A2	Date:	AUG'18
Drawn:	C.T	Checked:	
DRAWING No:	18 - J2412 - 103	Rev:	
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Agenda Item 14.

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 16 January 2019.

1.2 A presentation has been confirmed regarding the proposed redevelopment of the Chilterns Shopping Centre in Frogmoor.

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 16.

For Information: Delegated Action Authorised by Planning Enforcement Team

Between 02/10/18-26/11/18

Reference	Address	Breach	Date Authorised	Type of Notice
18/00215/PR	White Cottage Totteridge Lane High Wycombe Buckinghamshire HP13 7QE	Removal and lopping of trees within a Conservation Area, which is an offence under S210 of the Town & Country Planning Act	04-Oct-18	Not in the Public Interest to Prosecute
18/00209/MS	Severalles Farm Ilmer Lane Ilmer Buckinghamshire HP27 9QZ	Removal of a countryside hedgerow	29-Oct-18	Replacement Hedge Notice
18/00106/OP	65 Wycombe Road Marlow Buckinghamshire SL7 3HZ	Erection of detached outbuilding not in accordance with permission	29-Oct-18	No Material Harm
17/00547/OP	12 Clauds Close Hazlemere Buckinghamshire HP15 7AE	Without planning permission erection of raised patio at rear	22-Oct-18	No Material Harm
18/00386/OP	66 Adelaide Road High Wycombe Buckinghamshire HP13 6UW	Without planning permission the insertion of rooflight	22-Oct-18	No Material Harm
18/00214/OP	37 Redgrave Place Marlow Buckinghamshire SL7 1JZ	Without planning permission the erection of a single storey front extension and conversion of integral garage	26-Oct-18	Enforcement Notice
18/00105/CU	Memsaab London Road Wooburn Moor Buckinghamshire HP10 0NJ	Without planning permission, the subdivision of property and material change of use to sui generis	09-Oct-18	No Material Harm

Reference	Address	Breach	Date Authorised	Type of Notice
17/00246/OP	23 Northern Woods Flackwell Heath Buckinghamshire HP10 9JL	Without planning permission the erection of timber structure including a raised platform	03-Oct-18	Planning Contravention Notice

Reference	Address	Breach	Date Authorised	Type of Notice
18/00049/OP	37 Plumer Road High Wycombe Buckinghamshire HP11 2SS	Erection of part single/part two storey rear extension & single storey front porch extension	14-Nov-18	No Material Harm
18/00331/CU	66 Dedmere Road Marlow Buckinghamshire SL7 1PG	Alleged change of use of rear ancillary outbuilding to commercial use	01-Nov-18	Planning Contravention Notice
18/00216/PR	6 Totteridge Common Cottages Totteridge Lane High Wycombe Buckinghamshire HP13 7QF	Removal of tree within a Conservation Area, which is an offence under S210 of the Town & Country Planning Act	15-Nov-18	Not in the Public Interest to Pursue – Replacement trees planted
18/00004/OP	Hilderslea Cryers Hill Road Cryers Hill Buckinghamshire HP15 6JS	Without planning permission the lowering of ground levels to create driveway	14-Nov-18	No Material Harm
18/00037/OP	OS Parcel 8200 Scrubbs Lane Bledlow Ridge Buckinghamshire	Alleged creation of access track and turning area not in accordance with prior notification ref: 17/07289/PNP6A Alleged change of use of the land for commercial purposes instead of agricultural use.	08-Nov-18	No Material Harm
18/00214/OP	37 Redgrave Place Marlow Buckinghamshire SL7 1JZ	Without planning permission the erection of a single storey front extension and conversion of integral garage	02-Nov-18	No Material Harm

Reference	Address	Breach	Date Authorised	Type of Notice
18/00371/OP	32 West Ridge Bourne End Buckinghamshire SL8 5BU	Insertion of patio door not in compliance with permission ref: 18/05460/FUL	30-Oct-18	No Material Harm
18/00344/OP	3 Rosemary Close High Wycombe Buckinghamshire HP12 4AG	Erection of brick structure (BBQ chimney)	30-Oct-18	No Material Harm
18/00305/OP	The Warren Bassetsbury Lane High Wycombe Buckinghamshire HP11 1RB	Without planning permission, the carrying out of engineering operations within the front garden to alter the ground levels and the erection of retaining walls	13-Nov -18	Enforcement Notice
18/00310/CU	Wickets Hampden Road Speen Buckinghamshire HP27 0RU	Without planning permission the erection of outbuildings	01-Nov-18	No Material Harm
18/00051/OP	337 London Road High Wycombe Buckinghamshire HP11 1EJ	Without planning permission the erection of a retaining wall	14-Nov-18	No Material Harm
18/00077/OP	11 Highfield Road Bourne End Buckinghamshire SL8 5BE	Without planning permission the erection of a detached outbuilding	14-Nov-18	No Material Harm
18/00421/MS	Land South Of River Wye And Foundry Site Between Translux Mill And Chapel Lane High Wycombe Buckinghamshire	Unauthorised development, including demolition, in breach of Condition 7 of planning permission 17/07655/FUL (which granted condition planning permission for the "Redevelopment of existing commercial site for commercial purposes including demolition of existing buildings, erection of B1(c), B2 and B8 and Trade Counter (including ancillary offices) premises (8470m2), reuse	30-Oct-18	Temporary Stop Notice

Reference	Address	Breach	Date Authorised	Type of Notice
		existing accesses onto Chapel Lane and Mill End Road, on-site parking and landscaping")		
18/00294/OP	Copperfield Pinewood Road High Wycombe Buckinghamshire HP12 4DA	Without planning permission the erection of single storey rear extension	01-Nov-18	No Material Harm
18/00370/CU	Hill View Farm Moreton Road Kimblewick Buckinghamshire HP17 8SX	Alleged material change of use to generator rental business and formation of hardstanding	02-Nov-18	Planning Contravention Notice
18/00422/CU	Orchard View Farm Stockwell Lane Little Meadle Buckinghamshire HP17 9UG	Alleged material change of use to vehicle storage and builders yard and stationing of mobile home	02-Nov-18	Planning Contravention Notice
18/00277/OP	12 Jumelle Mews High Wycombe Buckinghamshire HP13 5BU	Without planning permission the erection of raised decking	06-Nov-18	No Material Harm
17/00062/OP	Rackleys Farm Marlow Road Cadmore End Buckinghamshire HP14 3PP	Without planning permission the formation of revised vehicular access	14-Nov-18	No Material Harm
17/00108/OP	306 West Wycombe Road High Wycombe Buckinghamshire HP12 4AB	Without planning permission the laying of hardstanding	14-Nov-18	No Material Harm
17/00331/OP	1 Highbeeches Close Marlow Bottom Buckinghamshire SL7 3PX	Without planning permission the erection of trellis	14-Nov-18	No Material Harm
18/00168/MS	27 Barnhill Road Marlow Buckinghamshire SL7 3EY	Erection of extensions in breach of condition 6 of p/p 18/05265/FUL	14-Nov-18	No Material Harm

Reference	Address	Breach	Date Authorised	Type of Notice
17/00565/OP	26 Marcourt Road Stokenchurch Buckinghamshire HP14 3QX	Without planning permission the erection of boundary fence	14-Nov-18	No Material Harm
18/00211/OP	OS Parcels 6232 & 7428 Thame Road Longwick Buckinghamshire	Without planning permission the formation of a vehicular access	14-Nov-18	No Material Harm
18/00219/OP	6 Deeds Grove High Wycombe Buckinghamshire HP12 3NU	Without planning permission, the conversion of the existing garage	14-Nov-18	No Material Harm
18/00229/OP	144 Rutland Avenue High Wycombe Buckinghamshire HP12 3JG	Without planning permission loft conversion and installation of roof lights	14-Nov-18	No Material Harm
18/00237/OP	117 Totteridge Road High Wycombe Buckinghamshire HP13 6HR	Erection of porch not in accordance with P/P 15/07321/FUL	14-Nov-18	No Material Harm
18/00198/OP	Open Space Adjacent Terriers Green Amersham Road High Wycombe Buckinghamshire	Development not in accordance with planning permission	14-Nov-18	No Material Harm
18/00341/OP	123 Cedar Avenue Hazlemere Buckinghamshire HP15 7AW	Development not constructed in accordance with permission 15/06429/FUL	14-Nov-18	No Material Harm
18/00350/OP	263 Micklefield Road High Wycombe Buckinghamshire HP13 7HU	Without planning permission the erection of fence to rear	14-Nov-18	No Material Harm
17/00004/OP	28 New Road Bolter End Buckinghamshire HP14 3NA	Without planning permission the erection of decking	14-Nov-18	No Material Harm
18/00406/OP	3 Baronsmead Road High Wycombe Buckinghamshire HP12 3PQ	Erection of extension not in accordance with planning permission	14-Nov-18	No Material Harm

Reference	Address	Breach	Date Authorised	Type of Notice
18/00282/OP	Greensleeves Bassetsbury Lane High Wycombe Buckinghamshire HP11 1RB	Without planning permission, the carrying out of engineering operations within the front garden to alter the ground levels and the erection of retaining walls	14-Nov-18	Enforcement Notice