



Planning Committee

Date: 16 January 2019
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 12 December 2018 (attached).	1 - 6
3.	Declarations of Interest To receive any disclosure of disclosable pecuniary interests by Members relating to items on the agenda. If any Member is uncertain as to whether an interest should be disclosed, he or she is asked if possible to contact the District Solicitor prior to the meeting.	

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

Planning Applications

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| 4. | Planning Applications | |
| 5. | 18/07247/FUL - Rear Courtyard, Windsor House, Dean Street, Marlow, Buckinghamshire, SL7 3AA | 7 - 50 |
| 6. | 18/07279/FUL - P S V House, Hillbottom Road, Sands Industrial Estate, High Wycombe, Buckinghamshire, HP12 4HJ | 51 - 57 |
| 7. | 18/05926/FUL - Old Rifle Range Farm, Risborough Road, Great Kimble, Buckinghamshire, HP17 0XS | 58 - 80 |

Other items

- | | | |
|-----|--|----|
| 8. | Pre-Planning Committee Training / Information Session | 81 |
| 9. | Appointment of Members for Site Visits
To appoint Members to undertake site visits on Tuesday 12 February 2019 should the need arise. | |
| 10. | Delegated Action Undertaken by Planning Enforcement Team | 82 |
| 11. | File on Actions Taken under Delegated Authority
Submission of the file of actions taken under delegated powers since the previous meeting. | |
| 12. | Supplementary Items (if any)
If circulated in accordance with the five clear days' notice provision. | |
| 13. | Urgent items (if any)
Any urgent items of business as agreed by the Chairman. | |

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

Planning Committee Mission Statement

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

Through its decisions it will:

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

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

Mandatory Planning Training for Planning and Regulatory & Appeals Committee Members

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

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

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

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

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

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

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

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

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

Note this summary is compiled consulting the following documents:

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

Planning Committee Minutes

Date: 12 December 2018

Time: 6.32 - 10.01 pm

PRESENT: Councillor P R Turner (in the Chair)

Councillors Mrs J A Adey, C B Harriss, A E Hill, D A Johncock, A Lee, N B Marshall, H L McCarthy, Ms C J Oliver, S K Raja, A Turner and C Whitehead.

Standing Deputies present: Councillors M Hanif.

Apologies for absence were received from Councillors: M Asif, Ms A Baughan, S Graham and N J B Teesdale.

LOCAL MEMBERS IN ATTENDANCE

Councillor M Appleyard
Councillor Mrs J Wassell

APPLICATION

18/05978/FUL
18/05741/FUL

62 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 17 October 2018 be approved as a true record and signed by the Chairman.

63 DECLARATIONS OF INTEREST

Councillor H McCarthy: 18/06767/FUL – declared an interest in the item as one of the objector's who spoke was known to him. He therefore did not take any part in the debate or the voting on the item.

Councillor S Raja: 18/06767/FUL – declared an interest in the item as one of the objector's who spoke was known to him. He therefore did not take any part in the debate or the voting on the item.

64 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.

65 17/07846/OUT - OS PARCEL 8300, CHINNOR ROAD, BLEDLOW, BUCKINGHAMSHIRE

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

RESOLVED: that the application be approved.

The Committee noted a further representation from Councillor Etholen, the local Ward Member.

The Committee was addressed by Mr John Brooker in objection.

66 17/07892/FUL - THE CAITLIN BUILDING, CORPORATION STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE

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

RESOLVED: that the application be approved.

The Committee noted a further representation from Councillor Mrs Clarke, the local Ward Member.

The Committee was addressed by Mr John Croke in objection.

67 18/05741/FUL - 1 HILLARY CLOSE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 7RP

Members voted in favour of the motion to defer the application for officers to negotiate amendments to the design and layout of the proposed accommodation.

RESOLVED: that the application be deferred.

The Committee was addressed by Councillor Mrs Wassell, the local Ward Member.

The Committee was addressed by Mr Steve Stothard in objection.

68 18/05978/FUL - HILL HOUSE, HARVEST HILL, HEDSOR, BUCKINGHAMSHIRE, SL8 5JJ

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

RESOLVED: that the application be approved.

The Committee was addressed by Councillors Appleyard and Lee, the local Ward Members.

The Committee was addressed by Dr Christine Havelock in objection and Mr Terry Procter, the applicant.

69 18/06715/FUL - LAND AT BOUNDARY FARM, SPRIGS HOLLY LANE, CHINNOR, BUCKINGHAMSHIRE, OX39 4BY

Members voted in favour of the motion to refuse the application as the proposed access and residential curtilage would encroach beyond a defined boundary into the undeveloped countryside of the AONB adjacent to a public right of way. This,

coupled with the conversion of the building, would result in a degree of urbanisation as a result of the:-

- Formalisation of the access track,
- Proposed change of use of the land to residential curtilage, by reason of the likely cutting short of the grass, planting of domestic flora,
- Proliferation of residential paraphernalia

It was considered that these factors would have an unacceptable domestic intrusion into the open countryside and Chilterns Area of Outstanding Natural Beauty. An intrusion of this nature would give rise to an increased urbanisation impact on the landscape which would negatively impact on the special character and intrinsic landscape qualities of the Chilterns AONB and the rural amenity of the area generally.

As such, the proposal was considered to be contrary to policies C4 (Extensions of Site Boundaries in the Countryside), C7 (Re-use and Adaptation of Buildings in the Countryside), C10 (Development in the Countryside Beyond the Green Belt) and L1 (The Chilterns Area of Outstanding Natural Beauty) of the adopted Wycombe District Local, together with CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD.

RESOLVED: that the application be refused.

The Committee was addressed by Dr Zenon Gray in objection and Mr Richard Turner the agent on behalf of the applicant and Mrs Lesley Bryant, the applicant.

70 18/06767/FUL - ALLOTMENT GARDENS, BASSESTSBURY LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE

Members voted in favour of the motion that they were minded to grant the application in accordance with the officer's recommendation. The Committee requested that a further Condition be added to require that the officers be consulted in relation to the design and materials to be used.

RESOLVED: that the application be minded to grant in accordance with the officer's recommendation.

The Committee was addressed by Mr Trevor Snaith and Mr Trevor Hatton in objection.

Councillors McCarthy and Raja, having declared an interest in the item took no part in the debate or the vote.

71 18/07065/FUL - 29 SHELLEY ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2UW

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

RESOLVED: that the application be approved.

The Committee noted a further representation from Councillor Mrs Clarke, the local Ward Member.

The Committee was addressed by Mrs Joanna Woodforth in objection and Mrs Madasar Mirza, the applicant.

72 18/07352/FUL - 35 SHELLEY ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2UW

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

RESOLVED: that the application be approved.

The Committee noted a further representation from Councillor Mrs Clarke, the local Ward Member.

The Committee was addressed by Mrs Jean Poguntke in objection.

73 18/06360/FUL - LAND BETWEEN SILVERGATE AND THE DAIRY, DOWLEY COMMON, DOWNLEY, BUCKINGHAMSHIRE

Councillor Alan Turner took the Chair for this item.

Members voted in favour of the motion to refuse the application and requested that a further reason for refusal be added:

The proposed dwelling by virtue of its scale, bulk, mass and location would detract from the character and visual amenity of the surrounding area to the detriment of the Chilterns Area of Outstanding Natural Beauty and would neither preserve nor enhance the character or appearance of the Downley Conservation Area. The proposal was thus considered to be contrary to the guidance contained in the National Planning Policy Framework and Policies CS17 and CS19 of the Core Strategy Development Plan Document July 2008; Policies G3, G8, L1, HE6, H17 of the Wycombe District Local Plan 2011 (as saved extended and partly replaced) and Policies DM30(The Chilterns AONB), DM31 (Development Affecting the Historic Environment) and DM35 (Placemaking and Design Quality) of the New Wycombe Local Plan Submission Version March 2018.

RESOLVED: that the application be refused with the additional reason for refusal.

The Committee was addressed by Councillor Paul Turner, the local Ward Member.

74 STANDING ORDER 14, PARAGRAPH 41

RESOLVED: As the meeting was still sitting at 22:00 hours, the Chairman moved that the meeting continue until the finish of business.

75 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that a presentation was due to take place on Wednesday 16 January 2019 regarding the proposed redevelopment of the Chilterns Shopping Centre in Frogmoor but that it had been cancelled.

This being the case it was agreed that the Committee meeting on the 16 January 2019 would therefore start at 6.30pm.

76 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 15 January 2019 in respect of the agenda for the meeting on Wednesday 16 January 2019, the following Members be invited to attend with the relevant local Members:

Councillors: M Hanif, D A Johncock, T Lee, N B Marshall, H L McCarthy, Mrs C Oliver, A Turner, P R Turner and C Whitehead.

77 DELEGATED ACTION UNDERTAKEN BY PLANNING ENFORCEMENT TEAM

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

78 FILE ON ACTIONS TAKEN UNDER DELEGATED AUTHORITY

The file on actions taken under delegated authority since the previous meeting was circulated for the Committee's attention.

Chairman

The following officers were in attendance at the meeting:

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

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Agenda Item 5.

Contact: Sarah Nicholson DDI No. 01494 421514

App No : 18/07247/FUL App Type : FUL

Application for : Change of use of rear of building from ancillary shop use (Class A1) to residential use (Class C3) to create five flats to include the addition of windows, doors and front and rear balconies, an emergency staircase to basement, reconfiguration of basement carpark and removal of existing external emergency escape staircase

At Rear Courtyard, Windsor House, Dean Street, Marlow, Buckinghamshire, SL7 3AA

Date Received : 20/09/18 Applicant : David Howells

Target date for decision: 15/11/18

1. Summary

- 1.1. Permission is sought for the conversion of part of the recently constructed retail unit at Windsor House to residential, to create 5 flats.
- 1.2. Access for the retained retail unit and the existing and proposed flats will remain as existing, with parking for the residential element being increased by 1 space in the re-configured basement parking area. Other changes include additional fenestration and the provision of external amenity areas for each of the proposed flats, a new cycle store and a reduction in the size of the previously proposed external retail yard.
- 1.3. The proposed change of use which will maintain a viable retail unit and active retail frontage onto Spittal Street accords with relevant development plan policies, including meeting the optimum parking standards of the Countywide Parking Guidance. The proposal raises no issues of amenity subject to conditions relating to privacy screens and the repeating of conditions from the initial permission in relation to hours of deliveries, opening hours and plant noise of the retail unit.
- 1.4. The application is recommend for approval.

2. The Application

- 2.1. Permission is sought for the conversion of part of the recently constructed retail unit at Windsor House to residential, to create 5 flats. No additional floorspace is being proposed by this application.
- 2.2. Windsor House is a recently completed development of 11 flats and a ground floor retail unit which has a two storey element at the rear providing ancillary retail accommodation including staff welfare facilities storage and offices. The retail unit is currently vacant. The flats are on the market and a number of sales are in the process of being completed.
- 2.3. The application site is situated in within Marlow Town Centre boundary adjacent to the Conservation Area, the primary shopping area and frontage, in residential parking zone B, non-residential zone 1.
- 2.4. This application relates to the rear two storey portion of the retail unit and will include the addition of windows, doors and front and rear balconies, an emergency staircase to basement, reconfiguration of basement carpark and removal of existing external emergency escape staircase.
- 2.5. The proposed flats consist of 3 x 1 bed and 2 x 2 bed units over the two floors accessed via a communal entrance to the north of the car lift from the basement parking area. The basement parking area will be reconfigured to provide an additional parking space making a total of 25 spaces to serve the whole of the site. Servicing

arrangements for the retail unit will remain at the rear of the building fronting onto Spittal Street with the service yard being as previously approved.

- 2.6. The application is accompanied by:
 - a) Planning, Design and Access Statement
- 2.7. The application has been amended twice the first time to provide existing and proposed basement plans which reflected the building as built the second to reinstate the rear servicing for the retail unit which resulted in the number of proposed flats being reduced to 5 and the loss of three parking spaces in the service yard so that larger service vehicles could turn within this area.

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/agent was updated of any issues after the initial site visit, and invited to submit plans reflecting the existing and proposed basement parking as built. Following the receipt of objections from the County Highway Authority the applicant submitted amended plans to reinstate the original rear servicing arrangements for the retail unit which resulted in a reduction in the number of flats proposed to 5 and the loss of additional parking in the service yard.

4. Relevant Planning History

- 4.1. 14/07003/FUL – Demolition of existing building and hard standing and erection of a mixed use development comprising 9x 2 bed apartments and 2 x 1 bed apartment and Class A1 (shops) at ground floor (956.9sqm) with associated parking, manoeuvring, landscaping and ancillary facilities. Approved and Implemented.
- 4.2. 16/05523/MINAMD - Proposed non-material amendment to permission for demolition of existing building and hard standing and erection of a mixed use development comprising 9 x 2 bed apartments and 2 x 1 bed apartment and Class A1 (shops) at ground floor (956.9) with associated parking, manoeuvring, landscaping and ancillary facilities. Approved and Implemented.
- 4.3. 16/06290/MINAMD - Proposed non-material amendment to permission for demolition of existing building and hard standing and erection of a mixed use development comprising 9 x 2 bed apartments and 2 x 1 bed apartment and Class A1 (shops) at ground floor (956.9) with associated parking, manoeuvring, landscaping and ancillary facilities. Approved and Implemented.
- 4.4. 17/05491/VCDN - Variation of condition 4 attached to PP 14/07003/FUL Proposed non-material amendment to permission for demolition of existing building and hard standing and erection of a mixed use development comprising 9 x 2 bed apartments and 2 x 1 bed apartment and Class A1 (shops) at ground floor (956.9) with associated parking, manoeuvring, landscaping and ancillary facilities. Approved and Implemented.
- 4.5. 17/07921/VCDN - Variation of condition 1 (plan numbers) attached to PP 14/07003/FUL Proposed non-material amendment to permission for demolition of existing building and hard standing and erection of a mixed use development comprising 9 x 2 bed apartments and 2 x 1 bed apartment and Class A1 (shops) at ground floor (956.9) with associated parking, manoeuvring, landscaping and ancillary facilities. Approved and Implemented.
- 4.6. 18/05673/VCDN - Variation of condition 3 (off-site highway works) attached to PP 14/07003/FUL Proposed non-material amendment to permission for demolition of existing building and hard standing and erection of a mixed use development

comprising 9 x 2 bed apartments and 2 x 1 bed apartment and Class A1 (shops) at ground floor (956.9) with associated parking, manoeuvring, landscaping and ancillary facilities. Approved and Implemented.

- 4.7. 18/05947/VCDN - Variation of condition 1 (plan numbers) attached to PP 14/07003/FUL Proposed non-material amendment to permission for demolition of existing building and hard standing and erection of a mixed use development comprising 9 x 2 bed apartments and 2 x 1 bed apartment and Class A1 (shops) at ground floor (956.9) with associated parking, manoeuvring, landscaping and ancillary facilities. Approved and Implemented.
- 4.8. 18/07039/MINAMD - Proposed non-material amendment to permission for application for construction of Variation of condition 1 (plan numbers) attached to PP 14/07003/FUL Proposed non-material amendment to permission for demolition of existing building and hard standing and erection of a mixed use development comprising 9 x 2 bed apartments and 2 x 1 bed apartment and Class A1 (shops) at ground floor (956.9) with associated parking, manoeuvring, landscaping and ancillary facilities. Approved and Implemented.

5. Issues and Policy considerations

Principle and Location of Development

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

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

New Local Plan (Submission Version): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.1. The site occupies a town centre location where a mixed use scheme including retail and residential has already been accepted by the approval of application 14/07003/FUL.
- 5.2. The loss of part of the approved retail unit would still retain a unit of 635sqm which is considered to be a viable size. The change of use of a part of the retail unit located at the rear of the site to residential would also be policy compliant as the provision of housing within a town centre location is also acceptable in principle.

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 scheme would be below the policy threshold so would not require the provision of affordable housing. In terms of housing mix the scheme would comprise one and two bedroom flats, which is considered to be appropriate and reflective of the town centre location.

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)

- 5.4. The development would be accessed via the existing vehicle access onto Dean Street. The County Highway Authority originally objected to the application due to the loss of the rear serving arrangements for the retail unit. This involved a reduction in size of the turning area in the service yard which would no longer be able to accommodate larger service vehicles because of proposed additional parking. This arrangement could have necessitated the retail unit being serviced from the adjacent highway and in vehicles having to back out on to Dean Street, causing danger and inconvenience to other highway users.
- 5.5. In response to this objection the application has been amended to retain the existing approved rear access and serving arrangements for the retail unit and flats, enabling the County to withdraw their objection. The proposed change of use will not significantly affect the amount of traffic generated by the site and as such a refusal on the grounds of severe impact on Marlow's highway network could not be justified.

Parking

- 5.6. Twenty five parking spaces would be located for the use of residents of Windsor House within the basement accessed via a car lift.
- 5.7. The 2015 approval accepted that separate parking provision to solely serve the retail element would not be expected in a town centre location where trip linkage and the use of existing town centre parking should be the focus. It would be unreasonable for the Council to revisit this given that the retail element will be reduced in size as a result of this current proposal.
- 5.8. The site is near a number of public car parks and the applicant intends to rely on these and alternative modes of transport to the car and linked trips to serve the retail element. The site is within walking distance of a frequent bus service and the railway station is also within reasonable walking distance. Local cycle trips are also an option with the terrain being relatively flat.
- 5.9. In terms of the level of residential parking provision, the Countywide Parking Guidance require an optimum level of parking of 1 space per unit to serve the 5 proposed flats (based on 1 space per 1/4 habitable room unit, up to 10 dwellings).
- 5.10. However, looking at the residential element of the Windsor House site as a whole, 24 spaces are required to serve the 16 flats (based on 1.5 spaces per 1/4 habitable room unit, above 10 dwellings).
- 5.11. The reconfigured basement will provide 25 parking spaces which meets the Council's current optimum standards for the combined existing and proposed residential units.
- 5.12. Taking account of the town centre location, alternatives to car travel and availability of public car parking, it is considered that the amount of parking provision would be sufficient to serve the development. The Highway Authority has not raised a highway safety concern from potential displaced parking. And given that the site as a whole meets current parking guidance a refusal on the grounds of inadequate parking provision could not be justified.
- 5.13. Cycle parking storage has been provided in the basement which would be adequate to serve the development and bin storage arrangements are as previously proposed adjacent to the rear northern boundary shared with 8 Klondyke. The occupiers of this property have again raised concerns about the position of this and impact upon their amenity and as previously agreed planning conditions are suggested restricting the store opening hours which would as a consequence restrict commercial use of the bin store. It is considered that the position and use of the bin store would not result in an unreasonable loss of amenity for the neighbouring property.

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

BCSNP: Policy 2 (Development within Settlements), Policy 4 (Design Management in Bledlow Village and Pitch Green), Policy 5 (Design Management in Bledlow Ridge), Policy 6 (Design Management in the Parish), Policy 7 (Sustainable Development in the Green Belt), Policy 10 (Environment)

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

- 5.14. Access, retail servicing arrangements and waste and recycling storage for the residential element of Windsor House all remain as existing. As additional cycle store will be provided to the rear of the proposed flats together with two enclosed private amenity areas to serve the proposed ground floor flats. This has reduced the size of the previously enclosed retail yard, but there is still sufficient room on site to provide bin storage and a small retail yard at the rear.
- 5.15. The change of use proposed will be accommodated within the envelope of the existing building with some associated changes to fenestration on the front and rear elevations.
- 5.16. On the front elevation facing the service yard it is proposed to introduce a three sets of French doors at first floor level which will provide access to an existing flat over roof to allow for this to be used as a terrace. This is situated over the goods in entrance to the retail unit and next to the first floor terraces in the frontage building, so will have a similar outlook. The balustrade proposed will match those existing. This arrangement is considered acceptable.
- 5.17. On the rear elevation two sets of French doors will be added to the ground floor together with two further windows to serve the proposed ground floor flats these will access/ look out onto two enclosed private amenity areas which will have access to a rear passageway.
- 5.18. Above at first floor level two new French doors are proposed together with a new two light window located at the western end. These will serve the proposed open plan living areas of the rear facing first floor flats and will provide access to two small balconies, with balustrades that match the existing.

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)

- 5.19. Where feasible, flats would be provided with private amenity space in the form of a terrace or balcony to the rear of the building. In this instance all five flats proposed will have either a patio, balcony, or terrace. It is considered that residents would be provided with appropriate outdoor amenity space taking account of the town centre location of the site.
- 5.20. The east side boundary of the site is shared with the Marlow Methodist Church. The church has 3 Velux windows to the roof and 3 high-cill windows which light the church hall. The proposed new building would be set 5m off the existing church boundary which currently comprises a 1.8-2m high close boarded fence. The ground floor rear facing windows proposed will have no impact on the church or the church hall due the intervening fences.
- 5.21. The proposed new casement window in the first floor will overlook the open area at the front of the church/hall and any view of the side of the building will be obscured by the adjacent balcony and its associate balustrade which is shown to have a 1.8m high privacy screen on its south side.

- 5.22. The proposed rear facing balconies will look towards the church and the church hall and the parking area at the rear of these buildings. Privacy could be increased for these neighbouring buildings, by the etched glass being used on all sides so that any overlooking would not be significantly different to that already afforded from the previously granted first floor windows. This could be covered by condition should permission be forthcoming. The on-going use of the church hall would not be prejudiced.
- 5.23. Residents at No. 8 Kondyke have also indicated that they will suffer a loss of privacy due to the introduction of these balconies. However, the more northerly of the two will have a 1.8m high privacy screen on its northern side, and with the introduction of further etched glazing on the other sides of both rear facing balconies, no undue loss of privacy will result.
- 5.24. The proposed front facing first floor French door windows will face directly towards the entrance archway a distance of 19m. One of the existing flats has a bedroom window facing this way and while this distance would not meet the Council's recommended distance of 25m in a town centre situation such as this a reason for refusal could not be sustained on this account.
- 5.25. The front facing terrace area is shown to have a 1.8m high etched privacy screen between it and the attached terrace of the flat in the building facing Spittal Street. This will provide a mutual level of privacy.
- 5.26. A number of planning conditions were imposed on the original permission to ensure that future occupiers of the flats and adjacent occupiers were not subjected to unreasonable noise disturbance from the retail unit. These included conditions in relation to hours of deliveries, opening hours and plant noise. It is proposed that these are repeated on any new permission that may be granted.

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. It is considered that there would not be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

Weighing and balancing of issues – overall assessment

- 5.29. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.30. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In

addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

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

5.31. As set out above it is considered that the proposed change of use accords with development plan policies, including meeting the optimum parking standards of the Countywide Parking Guidance. The proposal raises no issues of amenity subject to the conditions suggested above and is consequently recommended for approval.

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 WHM_PLN-FH-001, 1391/01G, 1391/02V, 1391/03P, 1391/06M, 1391/08N, 1391/13J, 1391/15H and 1391/20.; 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 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 or other means of enclosure shall be erected on the site access.
Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users.
- 4 The scheme for parking, garaging and manoeuvring and the loading and unloading of vehicles shown on the approved plans shall be laid out prior to first occupation/operation 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, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 5 Prior to the commencement of any works on the site, a plan detailing the management of construction traffic, including deliveries 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, unless otherwise first agreed in writing by the Local Planning Authority.
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 highway users.
- 6 The facilities for the storage of refuse bins and cycles shall be provided in accordance with the approved plans 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.

- 7 The development shall be carried out in accordance with the approved landscaping scheme illustrated on drawing 15H, 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.
- 8 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.
- 9 The development shall be carried out in accordance with the surfacing materials illustrated on approved drawing 15H, 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.
- 10 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard equivalent to 'excellent' under the BREEAM rating with a maximum number of water credits for the retail element and a standard of 110 litres per head per day for the residential element.
Reason: In the interests of water efficiency and sustainability.
- 11 A scheme to protect the proposed development from traffic noise from Dean Street, Spittal Street and Chapel Street, and shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 for the appropriate time period. Unless otherwise agreed in writing with the Local Planning Authority it shall be assumed that the existing noise level at the façade of the proposed development is 72dB LAeq16 hour and 66dB LAeq, 8 hour. The scheme shall include mechanical ventilation to meet the requirements of the Noise Insulation Regulations 1975 as amended 1988.
Reason: To protect the occupants of the new development from noise disturbance.
- 12 A scheme to protect the proposed development from plant noise associated with the ground floor commercial unit shall be implemented before any part of the accommodation hereby approved is occupied, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the good standard in BS8233:2014 of 30dB LAeq for the appropriate time period.
Reason: To protect the occupants of the development from noise disturbance.
- 13 A scheme which specifies the provisions to be made for the control of noise emanating from any plant to be installed shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any plant. The target levels for the plant would be that the rating level (defined in BS4142) be at least 5dB below the background noise level at the existing nearest residential property. In the event of tonal emissions, a 5dB penalty shall apply therefore making the specific noise level at least 10dB below the minimum background (LA90) level. Thereafter any plant associated with the use shall not commence until the approved scheme has been implemented.
Reason: To protect nearby occupants from noise and disturbances.
- 14 The use of the retail premise shall be restricted to the hours of 08:00 to 22:00 Monday to Saturday and 10:00 to 18:00 on Sunday and Bank or Statutory Holidays.
Reason: In the interests of the amenities of adjoining residents.

- 15 Deliveries to the retail premise shall be restricted to the hours of 07:00 to 19:00 Mondays to Fridays and 07:00 to 13:00 on Saturdays.
Reason: In the interests of the amenities of adjoining residents.
- 17 All new windows and external joinery including eaves and cornices, where applicable, shall be painted timber unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To secure a satisfactory external appearance.
- 18 The development shall be carried out in accordance with the approved typical window detail illustrated on drawing 10, approved under 14/07003/FUL unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To secure a satisfactory external appearance.
- 19 The first floor shall not be occupied until 1.8 m high obscure screening as illustrated on approved drawings 1391/03P and 08N has been erected to the balcony/terrace serving that flat. The screening shall be permanently retained in that condition thereafter.
Reason: In the interests of the amenity of neighbouring occupiers.
- 20 Notwithstanding any details supplied in the application, the entire glass balustrades on the first floor rear (south west) facing balconies shall be obscurely glazed to match the approved privacy screens. No flat served by a balcony shall be occupied until the balustrade has been provided as such, and the balustrade shall be permanently retained in that condition thereafter.
Reason: In the interests of the amenity of neighbouring occupiers.

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- In this instance the applicant/agent was updated of any issues after the initial site visit, and invited to submit plans reflecting the existing and proposed basement parking as built. Following the receipt of objections from the County Highway Authority the applicant submitted amended plans to reinstate the original rear servicing arrangements for the retail unit which resulted in a reduction in the number of flats proposed to 5 and the loss of additional parking in the service yard.
- 2 The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.

18/07247/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor A D Collingwood

Comments: this application should be refused on the grounds outlined by Mr Putnam.

In addition we have had the recent case of 7 High Street where there was an application for additional residential behind commercial which was refused on loss of commercial parking and inadequate parking for the new residential.

The new guidelines and local plan make it very clear any development has to provide and meet all parking standards within its own site.

Parish/Town Council Comments/Internal and External Consultees

Marlow Town Council

Comments: Objection: Insufficient parking, concerns over the amenities space and conflict with the inner courtyard and retail unit.

Comments on Amended Plans: Objection: Insufficient parking, concerns over the amenities space and conflict with the inner courtyard and retail unit.

County Highway Authority

Comments: The property is situated along Dean Street, an A-class road subject to a 30 mph speed limit. The proposal seeks planning consent for the change of use of the rear of the building from shop use (A1) to residential use (C3).

When considering trip generation, the overall development has the potential to generate between 24-36 daily vehicular movements (two-way) into the local highway network. Whilst I note that no customer trip generation would be expected to be associated with the (A1) retail unit via this access, the site as currently implemented would receive deliveries via the existing access to the rear courtyard area, thus contributing to the daily trip generation of the site. However, the proposed residential units are likely to generate a greater number of vehicular trips in comparison to the current implementation and I would therefore regard this proposal to result in an intensification of the site. Nonetheless, I am satisfied that these additional vehicular movements could be safely accommodated.

It must be noted that from the submitted plans (drawing no. 02T), there does not appear to be any access from the rear courtyard area into the retail unit itself. Furthermore the proposal does not demonstrate an alternative servicing arrangement and therefore it is not clear how the retail unit would be serviced. I have concerns that this would lead to delivery vehicles servicing the retail unit via Spittal Street to unload/load which would be an unacceptable arrangement given the width of Spittal Street, the proximity of the site to the roundabout and classification/function of Spittal Street as an A-class district distributor road.

To summarise this issue, the proposed development in this instance would result in the loss of A1 retail space which currently allows for delivery vehicles to use the rear courtyard as originally intended and the Highway Authority would have a principle objection to any vehicle associated with the retail space stopping and unloading on the highway.

When considering the parking provision on the site, I can confirm that the proposed number of residential units sought under this application would require 6(no) parking spaces, in line with Buckinghamshire Countywide Parking Standards (BCPG). The 11(no) flats already implemented utilise parking facilities within the basement, at one space per flat and an option of purchasing a second parking space. Mindful of this, the applicant has provided 3(no) additional parking spaces

at ground level within the courtyard to serve the additional dwellings. However, these spaces would make it difficult for larger vehicles to manoeuvre. In addition, the 3(no) spaces proposed at ground level within the courtyard fall short of the minimum standard for a residential parking space of 2.8m x 5m, in line with BCPG, and would take further space within the internal courtyard/loading area.

As mentioned previously, I have concerns regarding a lack of access to the A1 retail unit via the courtyard and the proposed layout both having implications upon the turning and manoeuvring requirements of refuse and delivery vehicles. A swept path analysis has been submitted in support of the application, but it must be noted that a smaller vehicle has been used within drawing no. 20B (approximately 7.90m in length) in comparison to a larger vehicle demonstrated on the swept path analysis submitted for previous applications pertaining to the implemented development. The Highway Authority would object to any proposal that would result in a vehicle reversing into or out of the current access point onto the highway. Further to this, the space closest to the bin store would greatly impede access to the bins positioned towards the corner of the courtyard.

Mindful of the above, I must recommend this application be refusal for reasons of public and highway safety.

Comments on amended plans: I write further to my comments dated the 2nd November 2018. Since my last response, the applicant has submitted amended plans of the ground floor and rear courtyard area as well as providing additional information via email to support the application.

My comments are given in reference to these plans (drawing no. 02V and 08N) and the further information provided and should be read in conjunction with my aforementioned previous comments for this application.

From assessing the submitted plans it is clear that the applicant has overcome the Highway Authority's previous concerns. Drawing no. 02V demonstrates that the A1 retail unit could now be serviced from the rear courtyard area as originally permitted. This means that delivery vehicles would not need to stop and unload on the highway. Further to this the drawing shows that the 3(no) parking spaces originally proposed have been removed, keeping the courtyard area free from obstruction. This would allow larger vehicles to manoeuvre and allow full access to the bin store.

In regards to the parking provision proposed, the applicant has stated that the 5(no) parking spaces required to serve the 5(no) flats would be accommodated in the basement. Since my first comments dated 11th October, the applicant has clarified that no bays have been formally allocated and that the 24 existing spaces are available to the residents of the 11(no) existing flats. The previous application originally permitted for the 11 flats (14/07003/FUL) provided 24(no) parking spaces when 20(no) were required. Therefore, taking this into consideration I am satisfied that the 4(no) spare spaces and the 1(no) additional space proposed in drawing no. 01G, would be sufficient to serve the 5(no) flats. I would not consider the proposed development to be a highway safety concern as the site is unlikely to displace any parking. Notwithstanding this, the Local Planning Authority may want to consider whether there is amenity issue.

The Highway Authority has no objections to this application.

Conservation Officer

Comments: No objection to the proposed change of use in heritage terms subject to approval of joinery details.

Control of Pollution Environmental Health

Comments: Noise readings have been taken alongside Dean Street, and levels have shown that the site falls within an area exposed to traffic noise.

The internal noise levels should adhere to the levels as stated in BS8233:2014 and all habitable rooms fronting, or that have direct exposure to Dean Street, Chapel Street and Spittal Street will need to include acoustic glazing and mechanical ventilation.

With regards to air quality Wycombe District Council declared new Air Quality Management Areas on 22.12.17 that covers the main arterial roads into High Wycombe town centre, Marlow and the M40. The majority of vehicle movements from the development are likely to pass through the Marlow Air Quality Management Area, being only 10 metres from the edge of such, as Chapel Street and Spittall Street are the nearest arterial roads to the development. It has been identified that the proposed development intends to introduce an additional 4 parking spaces, which also appear to be specifically allocated to the individual flats. As such the potential introduction of additional vehicles into the AQMA will negatively impact local air quality and its harmful health impacts upon local residents. Wycombe District Council has a duty to ensure that nitrogen dioxide levels from road traffic within the AQMA are reduced to safer levels in line with the national air quality objectives. It is currently estimated that 144 excess deaths each year within Wycombe District area are caused by poor air quality, with the expectation that the majority of those deaths will be caused along the main arterial roads into High Wycombe and Marlow town centres. With this in mind Wycombe District Council now applies the following principle to all residential developments that are within the AQMA or that the majority of vehicle movements from the development will be by road through the AQMA- the active provision of 1 electric vehicle charging unit for each dedicated parking space and at least 1 charging point per 10 unallocated spaces. All other spaces should have appropriate cable provision to prepare for increased demand in future years. Due to the spaces appearing to be specifically allocated, 4 parking spaces should be provided with an electric vehicle charging point.

County Archaeological Service

Comments: No objection

Representations

The Marlow Society

Comments: The Marlow Society wishes to endorse the response of Mr Putnam.

The planning officer is asked to make it quite clear in the report exactly how the WDC policy for the provision of electric charging points applies to this new application for Windsor House. The parking plan for the basement now differs from the approved layout so must surely require a new approval that is subject to current policies. Bearing in mind that each parking space is to be allocated to a specific flat should not each flat that has an allocated underground space now be provided with one charging point as is currently required under current parking/ planning policy?

Marlow Methodist Church

The finance and property committee has met to discuss the application and wish to advise that we have a key concern relating to the plans submitted and, as such, wish to lodge our objection to the application on the following grounds:

From our interpretation of the planning documents, it would appear that the newly proposed balconies (we understand there is to two) would potentially overlook the church straight into the main hall windows plus also into the meeting room to the rear of the hall. This would represent a safeguarding issue in relation to those using the facilities, many of whom are children.

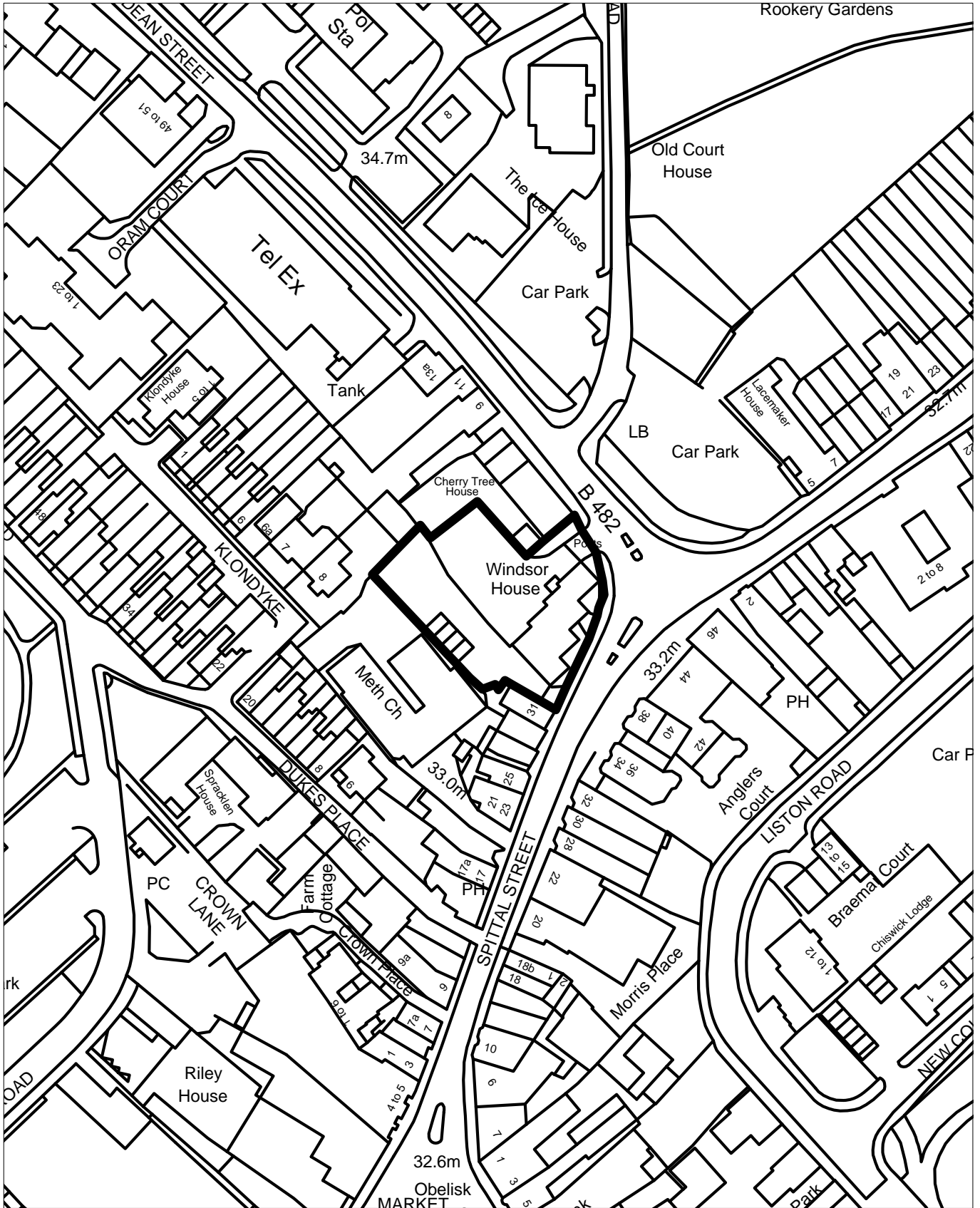
Whilst not an area to object against, the quantity of parking available seems insufficient for business use. The demands on parking for flat occupants is likely to be greater still. This should be addressed as parking in Marlow is already at a premium.

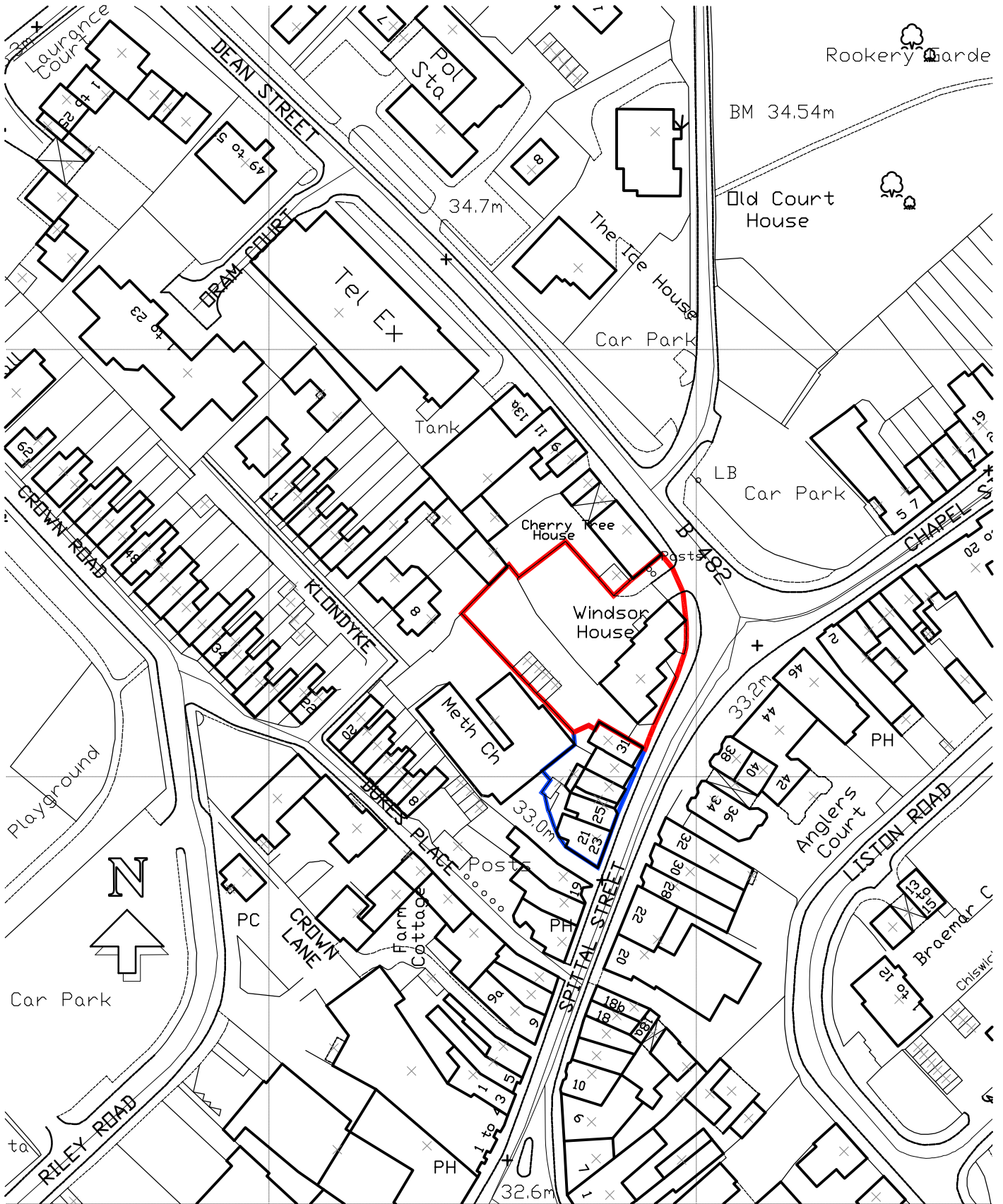
6 other comments have been received objecting to the proposal:

- Overdevelopment of a site that is already overdeveloped.
- Pedestrian/flat tenants will conflict with early morning and late night deliveries.
- Increased use of access will cause even more danger to other highway users and pedestrians than the approved development.
- Insufficient parking.

- Loss of privacy for neighbouring residents due to increased overlooking.
- Inadequate vehicle manoeuvring space within service yard with car parked there (Officer Note: parking in the service yard has been omitted from the scheme).
- Proposed cycle store should remain as such and not be changed to a bin store, will cause loss of amenity to 8 Kondyke.
- The flats would have a poor living environment exposed to noise from service yard.
- Car parking and site access for delivery and bin collecting vehicles are further contentious issues.
- WDC should require the applicant to resubmit a complete scheme, to enable the revision to be fully understood, and to remove the continuing uncertainty regarding the way the entire building is to be occupied.
- Some support for finding a more suitable use for the first floor space with the potential it provides for much needed under-croft parking.

18/07247/FUL
Scale 1/1250



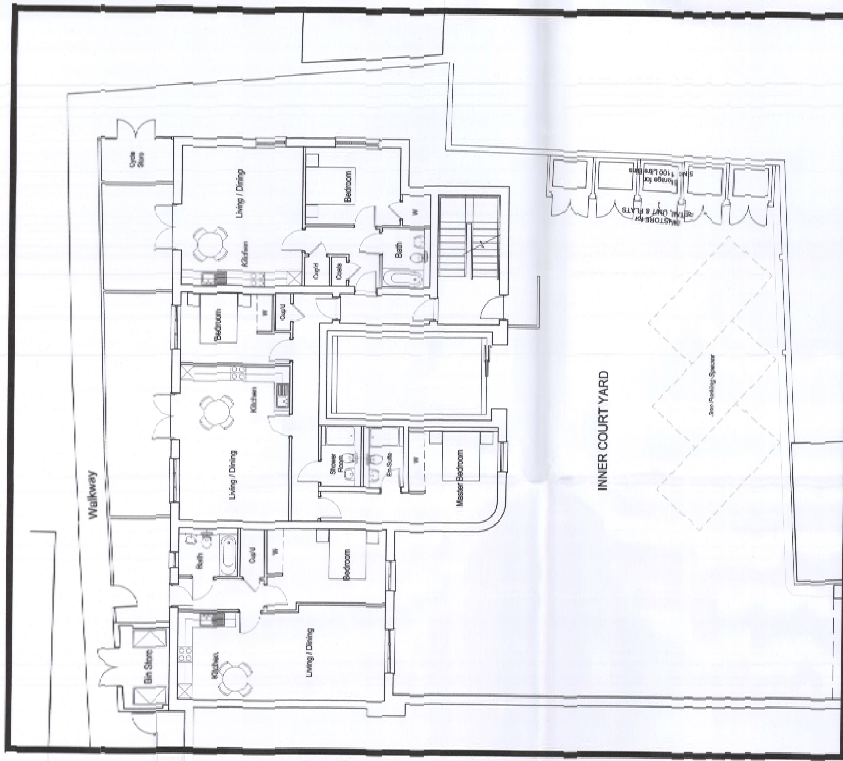


Proposed Development of A1 Retail Foodstore and 11no. Apartments
 at Windsor House, Spittal Street, Marlow
Location Plan

Scale: 1/1250
 Date: 30.07.2014

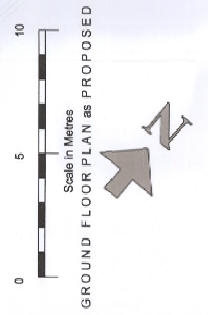
Page 21

WHM_PLN-FH_001



SPITAL STREET

DEAN STREET



GROUND FLOOR PLAN as PROPOSED

- A: 09/09/15 - Amended: - Proposed secondary staircase from basement level to ground floor level repositioned. - Proposed secondary staircase to be repositioned to reflect revised Service Street Direction.
- B: 16/02/2016 - Access to service building repositioned
- C: 01/04/2016 - Cycle storage repositioned to basement level & bin stores relocated to end of Service Building.
- D: 11/04/2016 - Pedestrian access route to existing Path of No. 31 from Spittal Street added.
- E: 24/09/2016 - Storage area to rear of rear unit repositioned to rear of rear unit. - Degraded walkway formed between rear unit & boundary fence. - Rear unit of rear residential unit repositioned to increase impact on neighbouring property.
- F: 09/09/2016 - Proposing additional columns within rear unit.
- G: 19/02/2016 - Bin store relocated.
- H: 28/04/16 - Entrance door amended
- I: 20/07/17 - Bin store location amended
- J: 20/03/18 - Layouts amended
- K: 01/08/18 - Shop window amended
- L: 22/08/18 - Service building converted to flat
- M: 17/06/18 - Drawing title amended
- N: 17/10/18 - Private amenity shown for plot 1

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 JOB:

Proposed Change of Use of
 Rear Service Building
 at
 Windsor House,
 Spittal Street,
 Marlow

TITLE: Ground's Floor Plan as Proposed

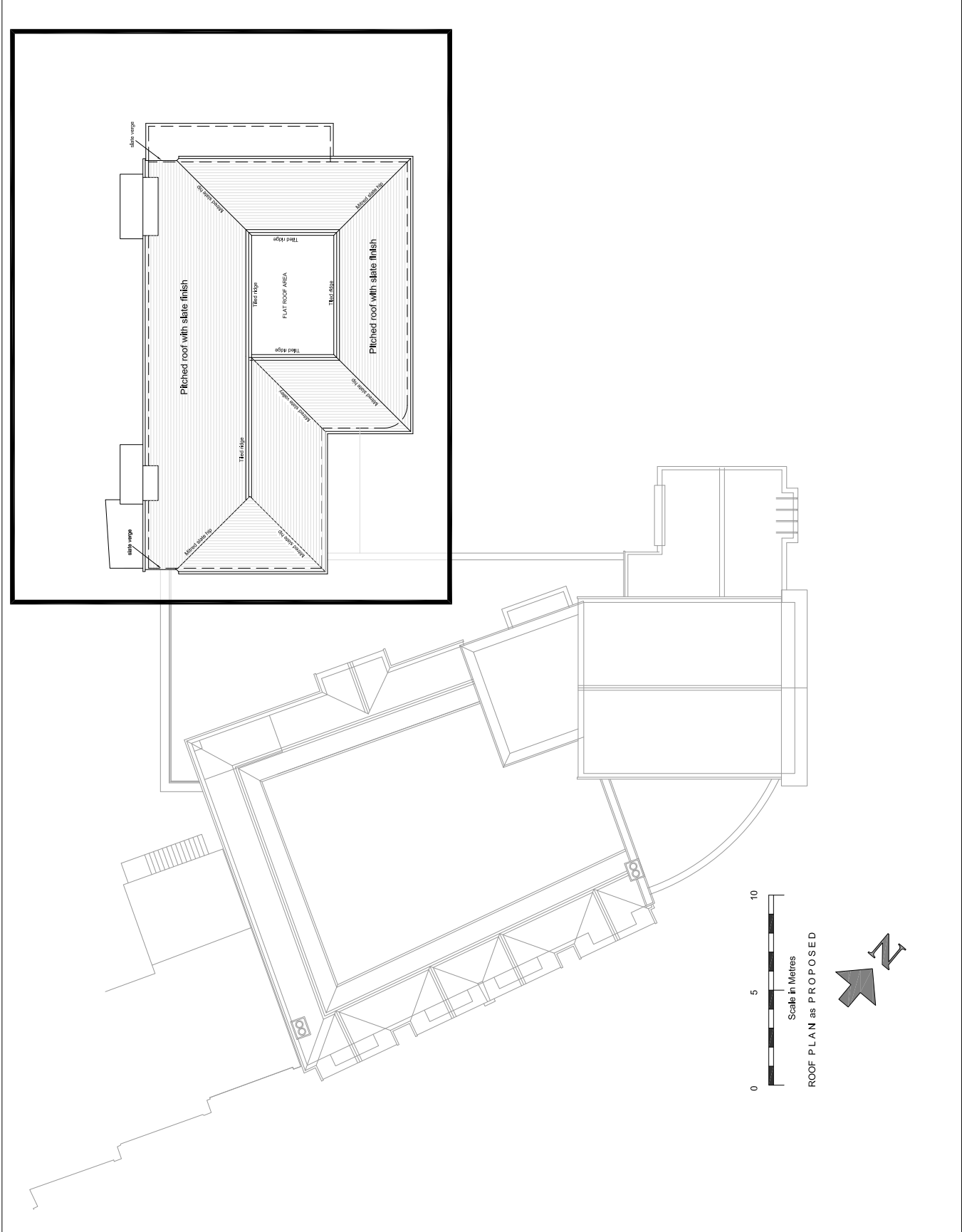
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 JOB NO: 1397
 DRAWING NO: 02U

PLANNING
 17 OCT 2016
 WINDSOR DISTRICT

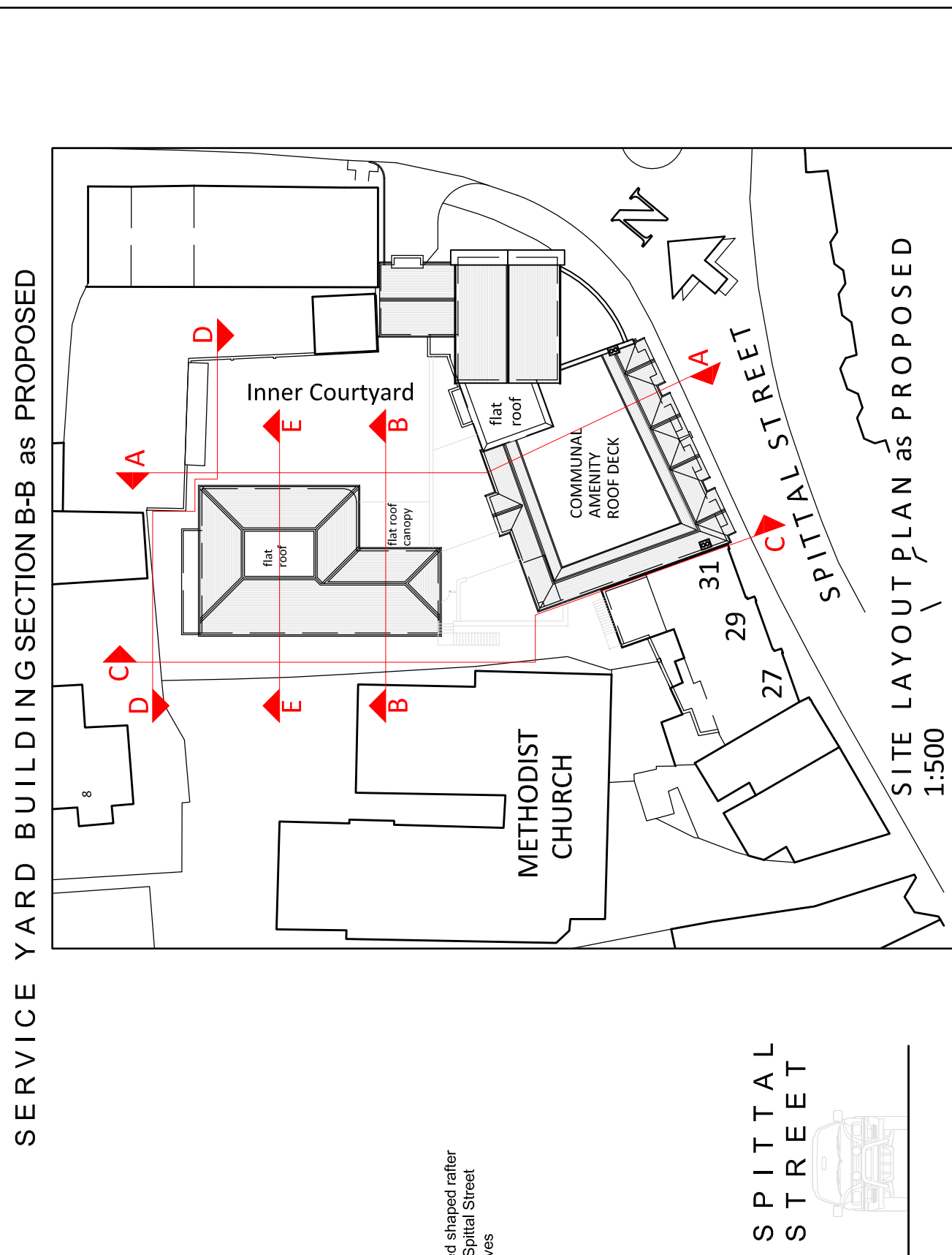
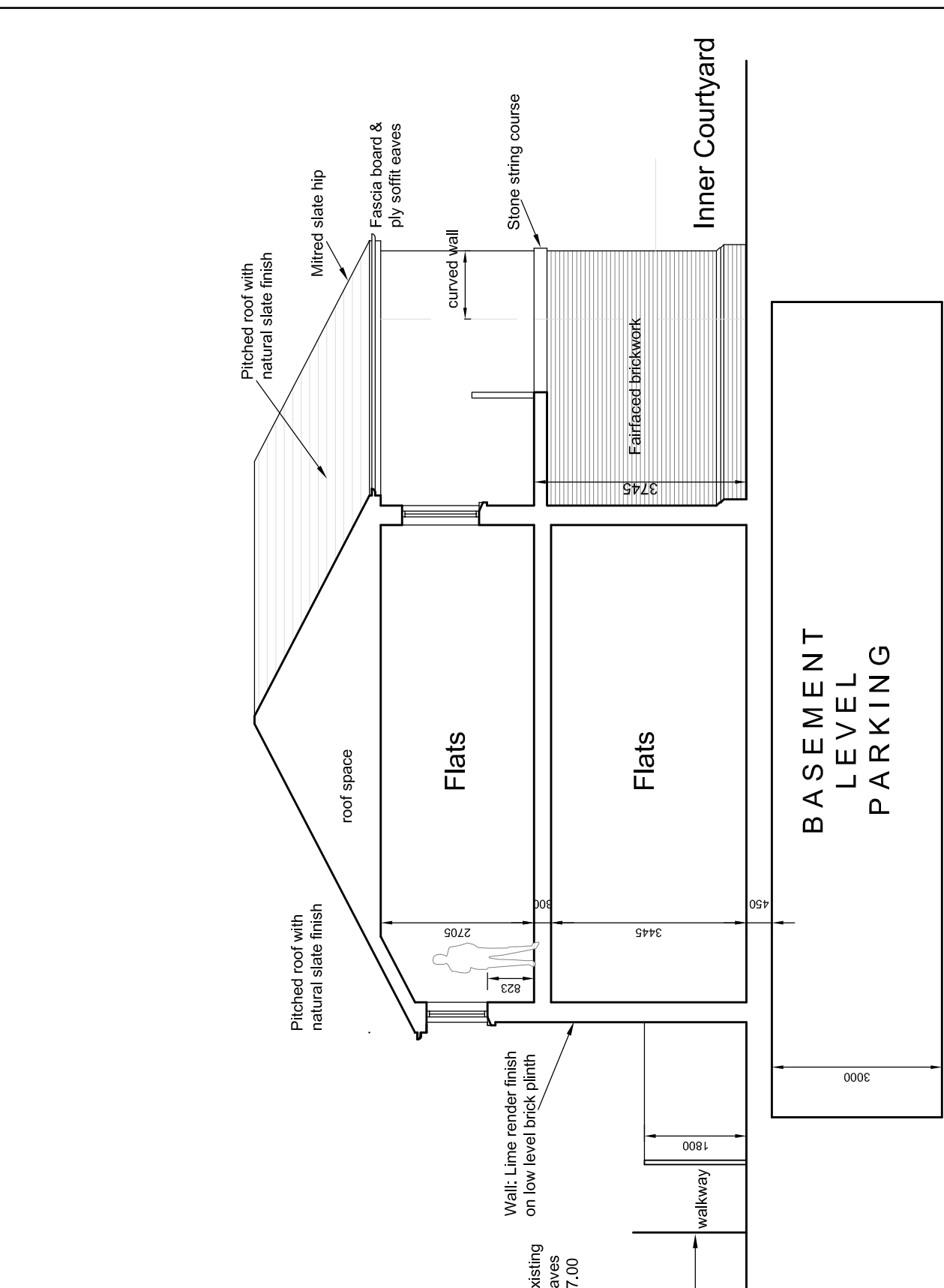
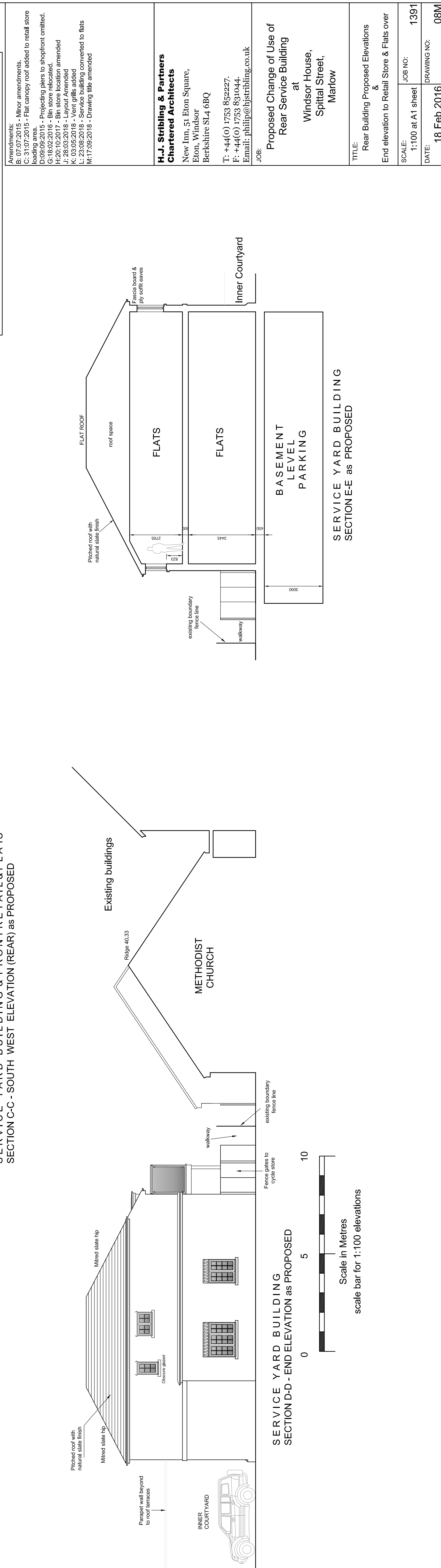
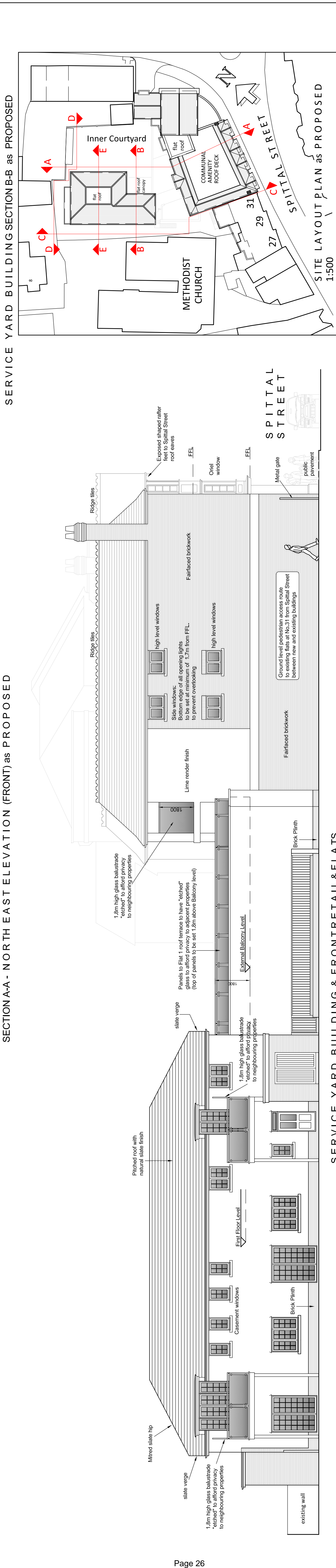
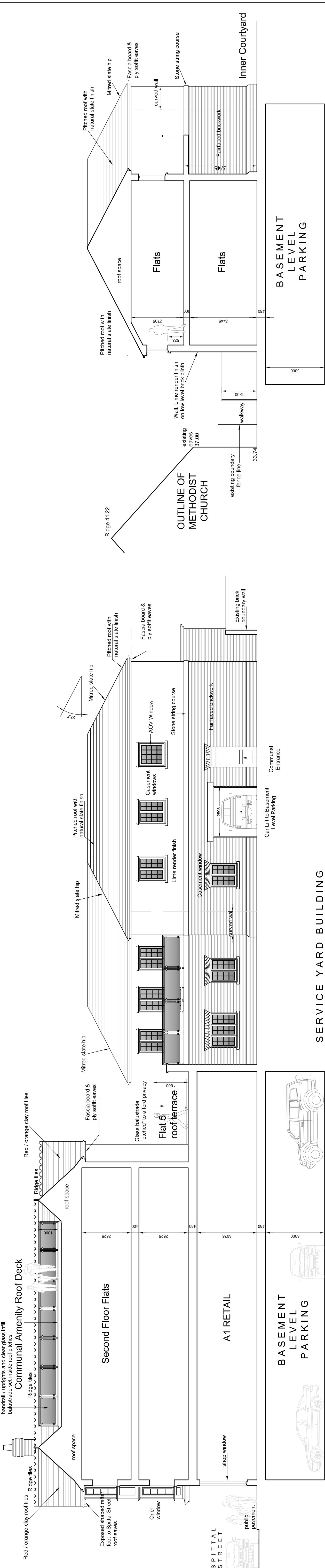
AMENDED



Amendments: Revised layouts added for all flats. Designated external roof terraces for flats added. 18/03/2015 - B: Layout revised to suit amended ground floor of Glass balustrade facing Service omitted in lieu of brick wall capped with coping stone to provide min.1.1m height above FFL of external balcony C: 01/06/2015 - E: 01/06/2015 - F: 01/06/2015 - G: 01/06/2015 - H: 01/06/2015 - I: 01/06/2015 - J: 01/06/2015 - K: 01/06/2015 - L: 01/06/2015 - M: 01/06/2015 - N: 01/06/2015 - P: 01/06/2015 - Emergency escape stair to rear of service building repositioned to suit amended circulation. E: 31/07/2015 - F: 31/07/2015 - G: 31/07/2015 - H: 31/07/2015 - I: 31/07/2015 - J: 31/07/2015 - K: 31/07/2015 - L: 31/07/2015 - M: 31/07/2015 - N: 31/07/2015 - P: 31/07/2015 - Flat canopy roof added to retail store loading area. 18/03/2015 - 8th store relocated 28/04/16 - Internal layouts of flats amended 28/10/17 - 6th Store amended 28/03/18 - Layouts amended 22/08/18 - Service building converted to flats 17/09/18 - Tilt amended	H.J. Stribling & Partners Chartered Architects New Inn, 51 Eton Square, Eton, Windsor Berkshire SL4 6RQ T: +44(O) 1753 852227 F: +44(O) 1753 831044 Email: philip@hjsribling.co.uk
JOB:	Proposed Change of Use of Rear Service Building at Windsor House, Spittal Street, Marlow
TITLE:	First Floor Plan as Proposed
SCALE:	1:100 at A1 sheet
DATE:	18 Feb 2016
JOB NO:	1391
DRAWING NO:	03P



Amendments: A: 16.03.2015 - suit amended rear floor plan. B: 16.03.2015 - Service Building Roof altered. C: 15.06.2015 - updated for planning submission. D: 07.07.2015 - Roof plan to the service building amended to suit lower eaves to rear elevation. H: 18.02.2016 - BH stone replaced. J: 20.10.17 - BH Stone re positioned K: 28.03.18 - Layout Amended L: 23.08.18 - Service building converted to flats M: 17.05.19 - Drawing title amended	
H.J. Strirling & Partners Chartered Architects New Inn, 51 Eton Square, Eton, Windsor, Berkshire SL4 6RQ T: +44(0)1753 852227. F: +44(0)1753 831044. Email: philip@hstrirling.co.uk	
JOB: Proposed Change of Use of Rear Service Building at Windsor House, Spittal Street, Marlow	
TITLE: Roof Plan as Proposed	
SCALE: 1:100 at A1 sheet	JOB NO: 1391
DATE: 18 FEB 2016	DRAWING NO: 06M



Amendments:
 B: 07/07/2015 - Minor amendments.
 C: 31/07/2015 - Flat canopy roof added to retail store seating area.
 D: 02/08/2015 - Precipitating plans to shopfront omitted.
 E: 18/02/2016 - Bin store relocated.
 H: 20/10/2017 - Bin store location amended.
 J: 28/03/2018 - Layout Amended.
 K: 03/05/2018 - Vent grills added.
 L: 23/08/2018 - Service building converted to flats.
 M: 17/09/2018 - Drawing title amended.

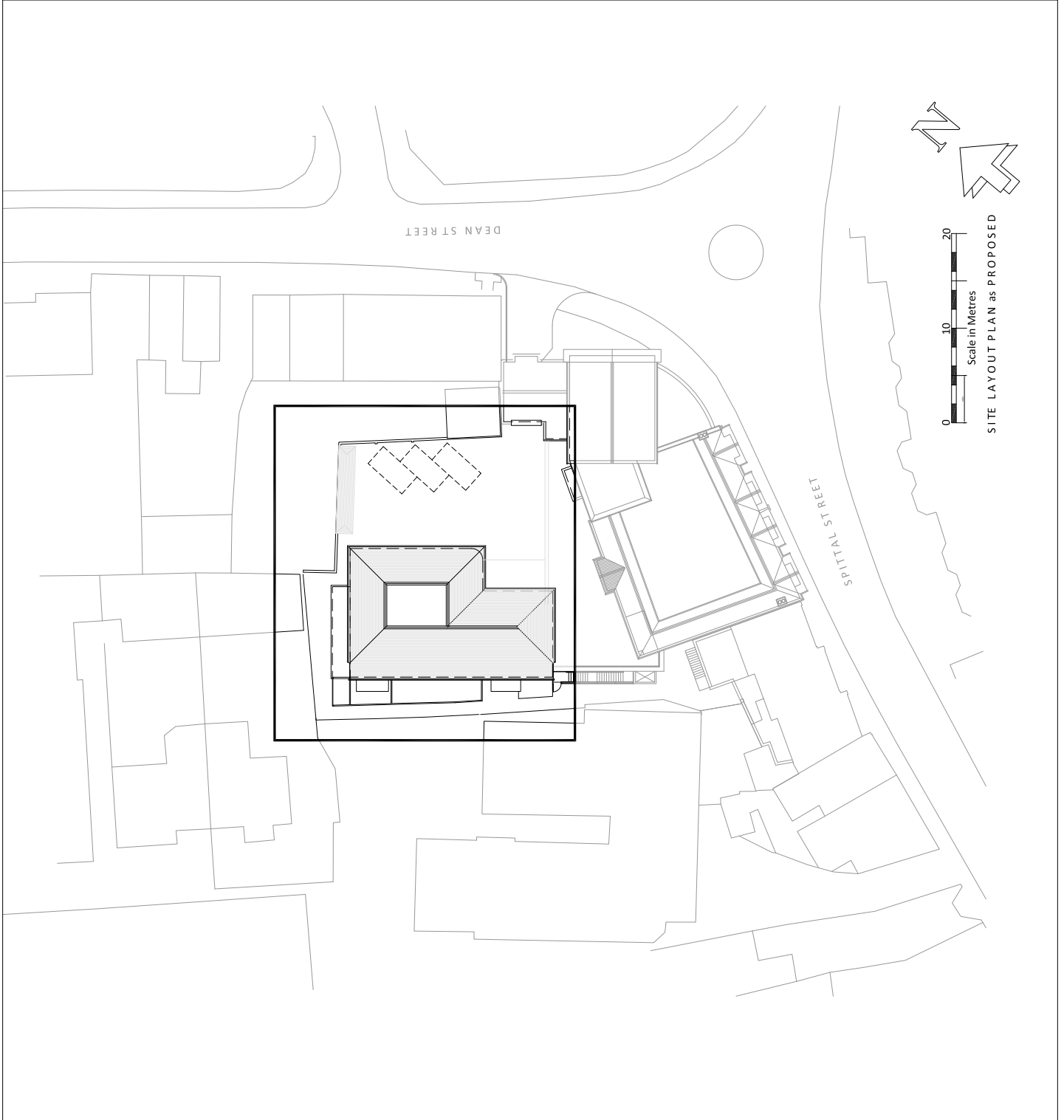
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 Email: philip@hystribling.co.uk
 JOB:

Proposed Change of Use of
 Rear Service Building
 at
 Windsor House,
 Spital Street,
 Marlow

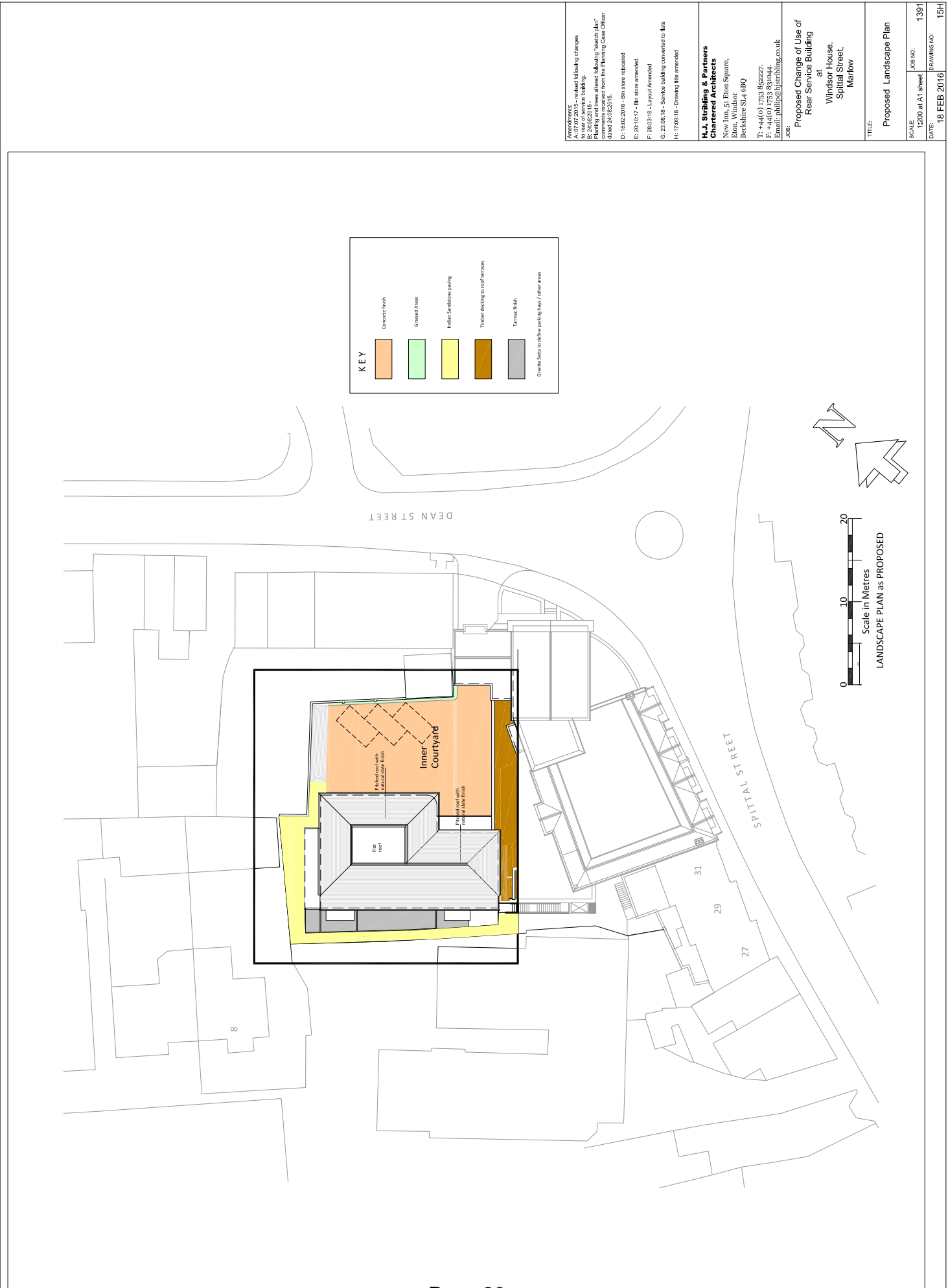
TITLE:
 Rear Building Proposed Elevations
 End elevation to Retail Store & Flats over

SCALE:
 1:100 at A1 sheet
 DATE:
 18 Feb 2016






JOB NO:
 1391
 DRAWING NO:
 08M



<p>Amendments: A: Proposed changes to rear of service building. B: Proposed changes to rear of service building. C: 18/02/2016 - Bin store relocated. D: 18/02/2016 - Bin store relocated. E: 20/04/16 - Escape route removed. F: 20/04/16 - Bin store amended. G: 28/03/16 - Layout Amended. H: 23/08/16 - Service building converted to flats. J: 17/09/16 - Drawing title amended.</p>	<p>H.J. Striding & Partners Chartered Architects New Inn, 51 Eton Square, Eton, Windsor, Berkshire SL4 6BQ T: +44(0)1753 852227. F: +44(0)1753 831044. Email: info@hjsr.com Website: www.hjsr.com</p>
<p>Proposed Changes of Use of Rear Service Building at House, Spital Street, Marlow</p>	<p>TITLE: Proposed Site Layout</p>
<p>SCALE: 1:200 at A1 sheet</p>	<p>JOB NO: 1391</p>
<p>DATE: 18 Feb 2016</p>	<p>DRAWING NO: 13J</p>



KEY

	Concrete finish
	Gravel areas
	Indian Sandstone paving
	Timber decking to roof terraces
	Terrace finish
Gravel sets to define parking bays / other areas	

Amendments:
 A: 07/02/2015 – revised following changes to building.
 B: 24/08/2015 – amended following Planning and trees altered following "search plan" from the Planning Code Officer dated 24/08/2015.
 D: 18/02/2016 – Bin store relocated.
 E: 20/10/17 – Bin store amended.
 F: 28/03/18 – Layout Amended.
 G: 23/08/18 – Service building converted to flats.
 H: 17/05/18 – Drawing title amended.

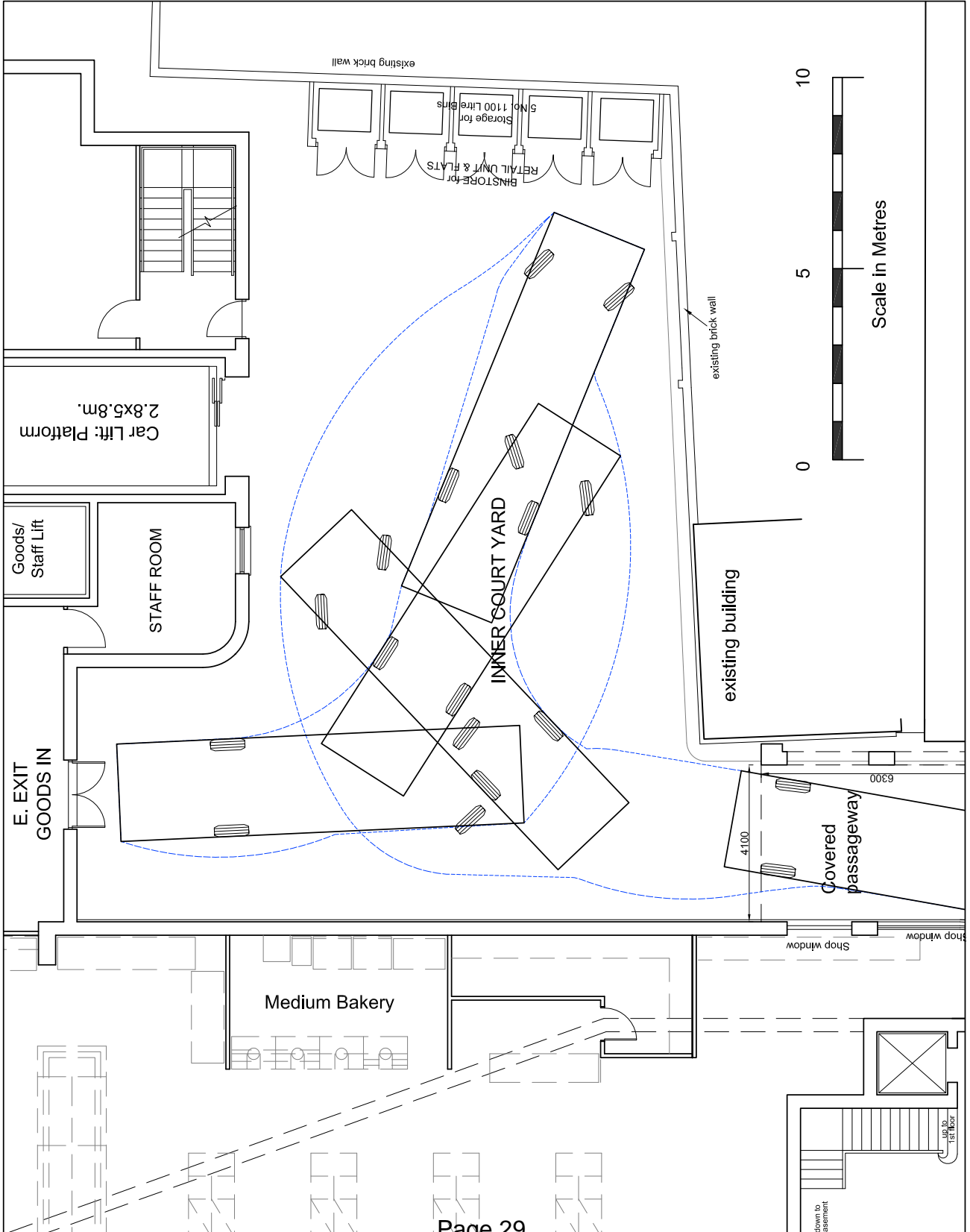
**H.J. Striding & Partners
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**Proposed Changes of Use of
 Rear Service Building**
 at House,
 Spittal Street,
 Marlow

TITLE: Proposed Landscape Plan

SCALE: 1:200 at A1 sheet
 JOB NO: 1391
 DATE: 18 FEB 2016
 DRAWING NO: 15H

Amendments:	JOB:	TITLE: Service Yard Tracking Plan As Existing	JOB NO: 1391
			SCALE: 1:100 at A3 sheet
			DRAWING NO: 20
			DATE: 29 Mar 2018



PLANNING
15 OCT 2015
WILMOR DISTRICT

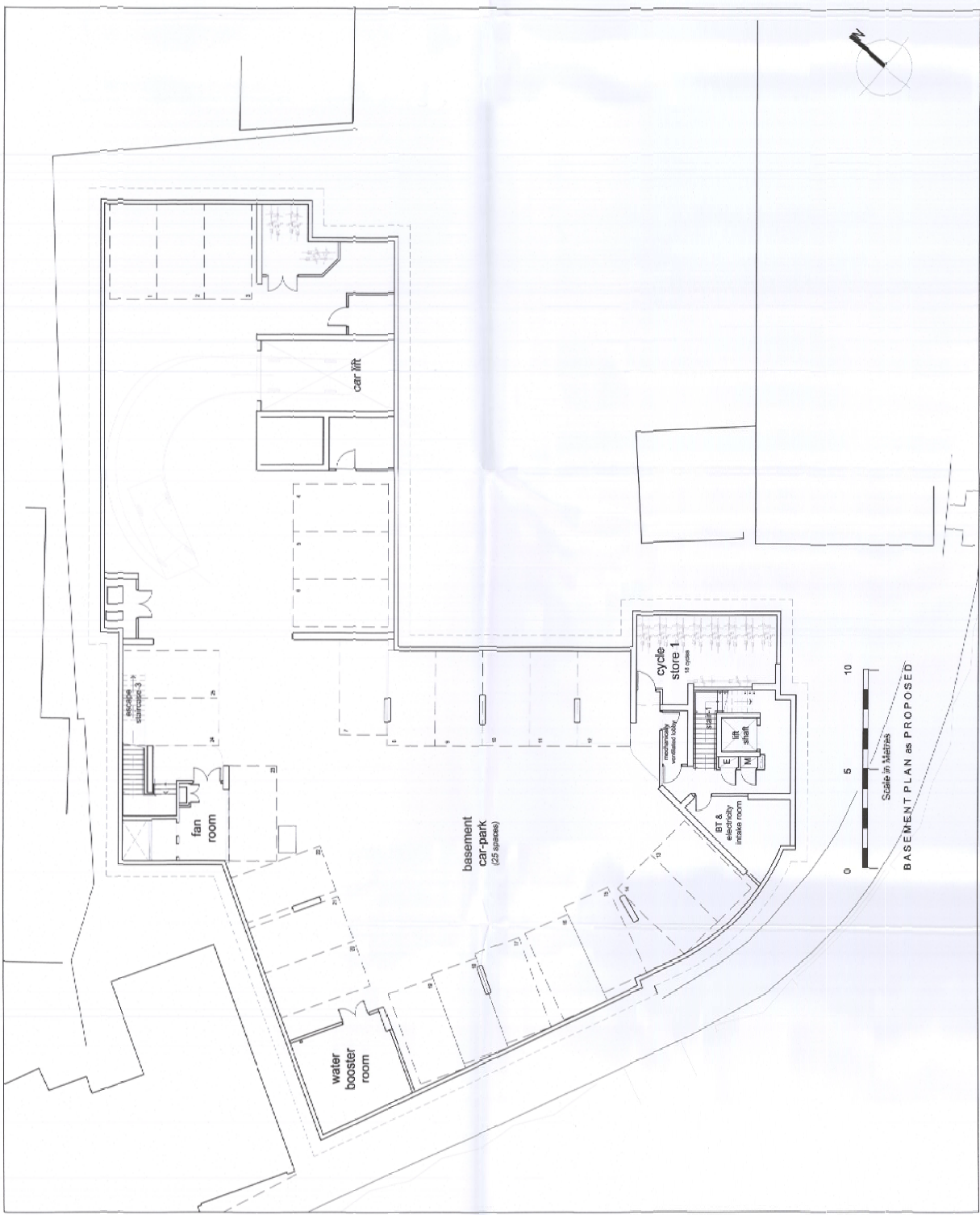
APPROVED

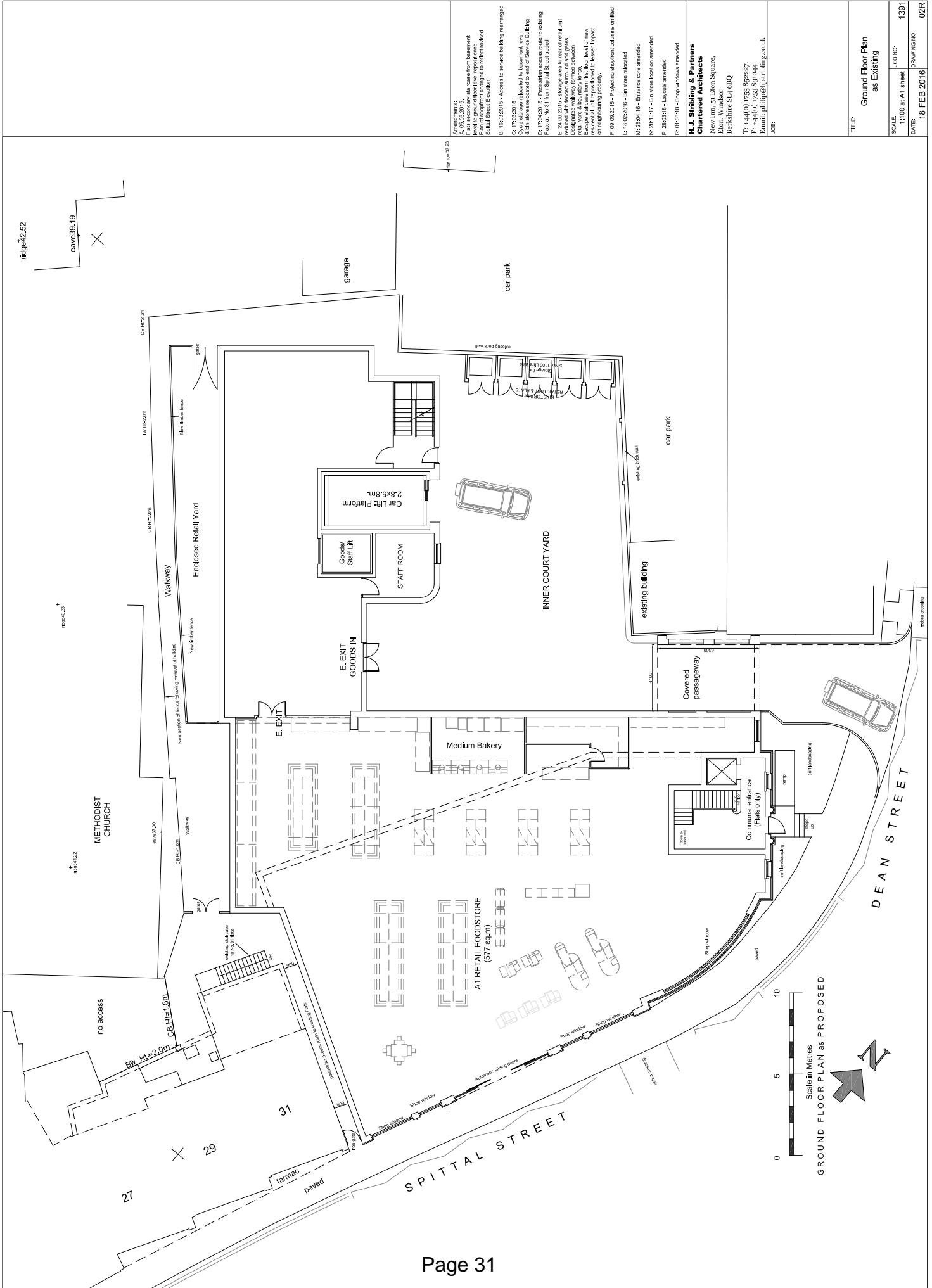
Amendments:
 A: Main secondary staircase from basement level to ground floor level repositioned & stairs level to ground floor level.
 B: 15.03.2015 - Layout below service building altered.
 C: 15.03.2015 - Cycle store details added.
 D: 15.03.2015 - Cycle store details added.
 E: Opening width from Car Lift added.
 F: 15.03.2015 - Dimensions made by hand.
 G: 15.03.2015 - Dimensions made by hand.
 H: 15.03.2015 - Amended to match floor above.

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 Job:

Basement Plan as Existing

Scale: 1:100 A1 sheet
 Date: 01 MAY 2015
 Job No: 1391
 Designer: [blank]
 Draughtsman: [blank]



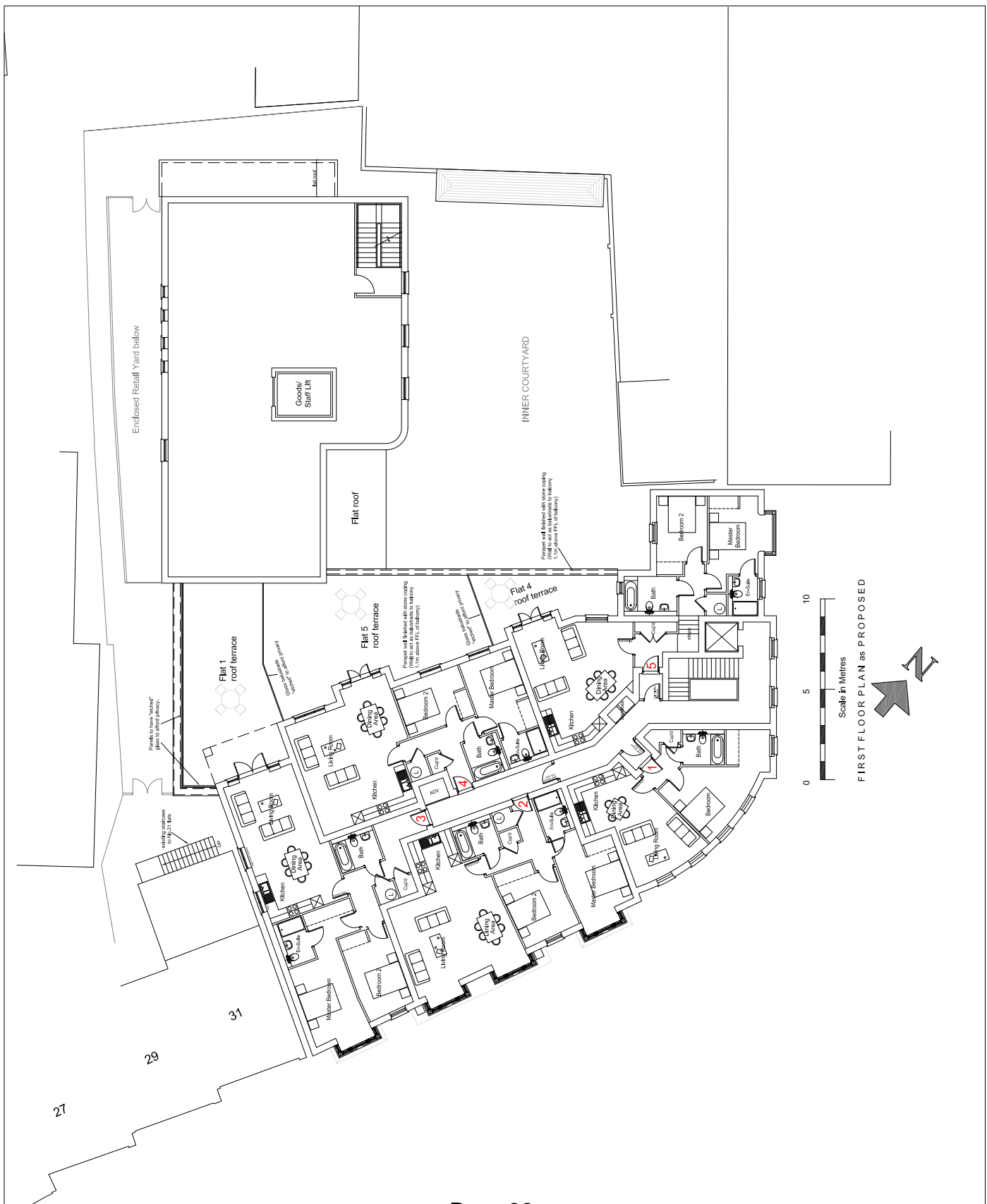


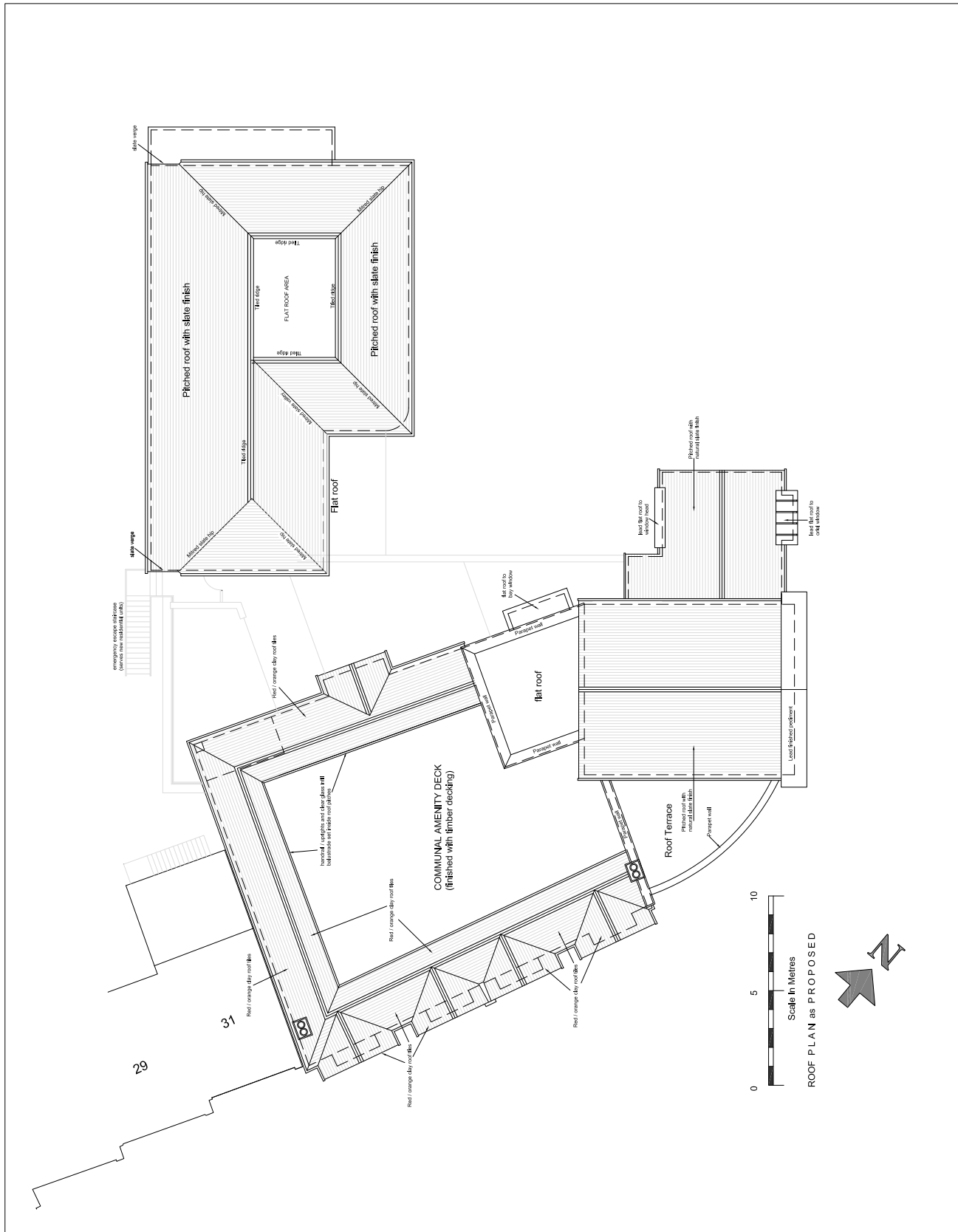
Amendments:
 A: Plans secondary staircase from basement level to ground floor level repositioned. Existing staircase to be removed and replaced with new secondary staircase to be located to rear of existing Spittal Street Elevation.
 B: 16.02.2015 - Access to service building rearranged.
 C: 17.03.2015 - Access to service building rearranged.
 D: 17.04.2015 - Pedestrian access route to existing flats at No.31 from Spittal Street added.
 E: 24.06.2015 - storage area to rear of retail unit reduced with fence around area gates. Existing staircase from first floor level of new retail unit to be relocated to basement level. Existing staircase to be removed and replaced with new staircase to be located to basement level.
 F: 09.09.2015 - Projecting shopfront columns omitted.
 L: 18.02.2016 - Bin store relocated.
 M: 28.04.16 - Entrance cone amended.
 N: 20.10.17 - Bin store location amended.
 P: 28.03.18 - Layouts amended.
 R: 07.08.18 - Shop windows amended.

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 Job:

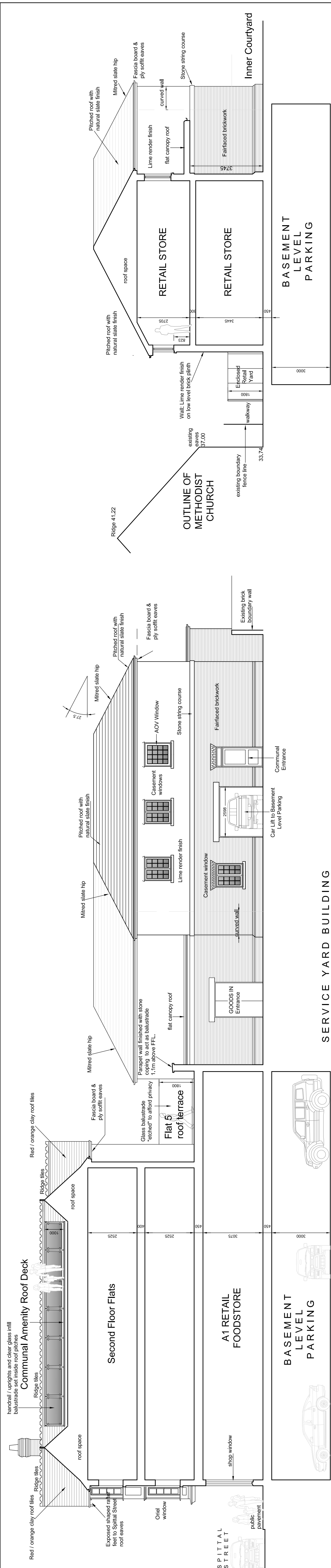
TITLE:	Ground Floor Plan as Existing
SCALE:	1:100 at A1 Sheet
DATE:	18 FEB 2016
JOB NO:	1391
DRAWING NO:	02R

<p>Annotations: A: 16/03/2015 - Designated external roof terrace for flats added. Revised layouts added for all flats. B: 16/03/2015 - Revised layouts added for all flats. Designated external roof terrace for flats added. C: 01/06/2015 - Flat 10:15 - Revised to suit amended ground floor of service building. Flat 10:16 - Revised to suit amended ground floor of service building. Flat 10:17 - Revised to suit amended ground floor of service building. Flat 10:18 - Revised to suit amended ground floor of service building. Flat 10:19 - Revised to suit amended ground floor of service building. Flat 10:20 - Revised to suit amended ground floor of service building. Flat 10:21 - Revised to suit amended ground floor of service building. Flat 10:22 - Revised to suit amended ground floor of service building. Flat 10:23 - Revised to suit amended ground floor of service building. Flat 10:24 - Revised to suit amended ground floor of service building. 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<p>H.J. Strickling & Partners Chartered Architects New Inn, 51 Eton Square, Eton, Windsor Berkshire SL4 6BQ T: +44(0)1753 852227 F: +44(0)1753 831044 Email: philip@harping.co.uk Job:</p>	
<p>TITLE: First Floor Plan as Existing</p>	
<p>SCALE: 1:100 at A1 sheet</p>	<p>JOB NO: 1391</p>
<p>DATE: 18 Feb 2016</p>	<p>DRAWING NO: 03M</p>

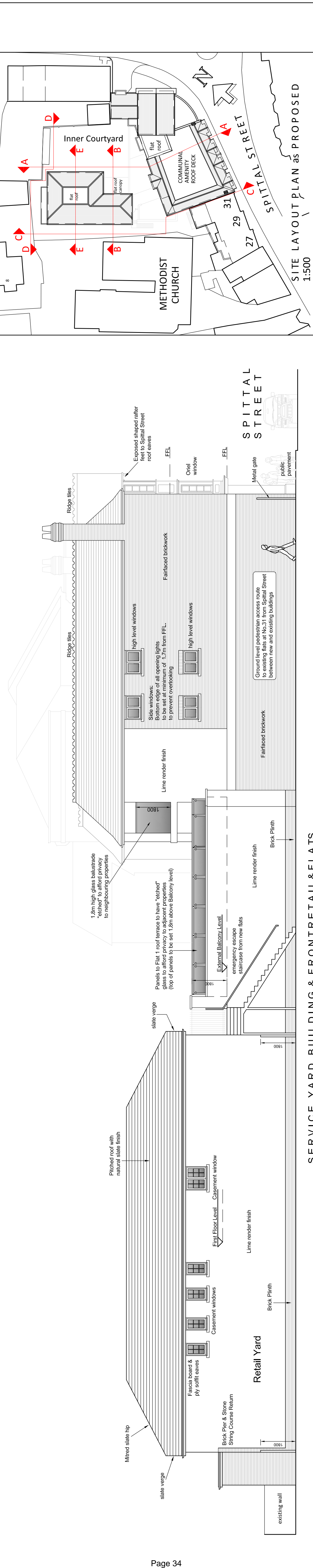




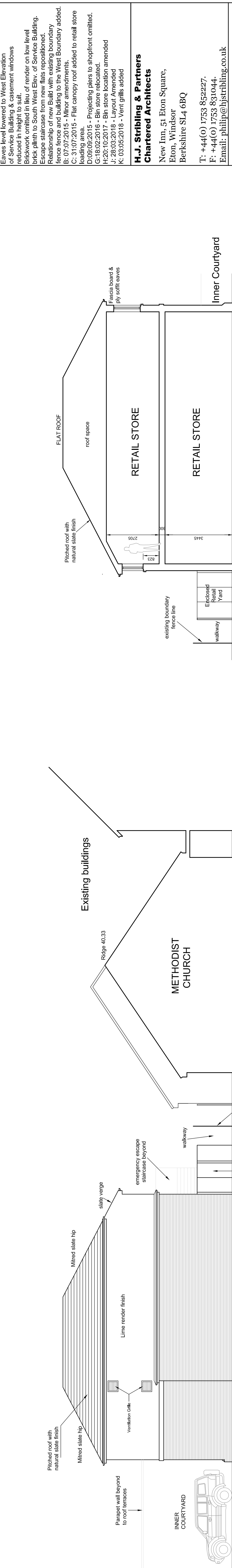
<p>Amendments: A: 06/03/2015 – All amended and new plan. B: 16/03/2015 – Service Building Roof altered. C: 01/06/2015 – updated for planning submission D: 07/07/2015 – Roof plan to the service building amended to suit lower eaves to rear elevation. H: 18/02/2016 – Bin store relocated. J: 20/10/17 – Bin Store re-positioned K: 28/03/18 – Layout Amended</p>	<p>H.J. Strickling & Partners Chartered Architects New Inn, 51 Eton Square, Eton, Windsor, Berkshire SL4 6BQ T: +44(0) 1753 852227 F: +44(0) 1753 831044 Email: planning@hjparchitects.co.uk Job:</p>	<p>TITLE: Roof Plan as EXISTING</p> <p>SCALE: 1:100 at A1 Sheet</p> <p>DATE: 18 FEB 2016</p> <p>JOB NO: 1391</p> <p>DRAWING NO: 06K</p>
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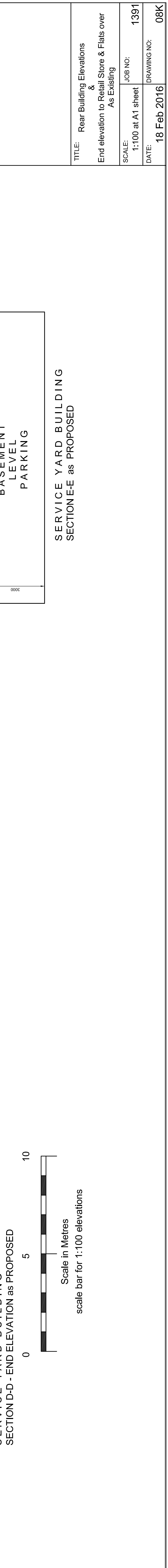
SERVICE YARD BUILDING (FRONT) as PROPOSED
SECTION A-A - NORTH EAST ELEVATION (FRONT) as PROPOSED



SERVICE YARD BUILDING & FRONT RETAIL & FLATS
SECTION C-C - SOUTH WEST ELEVATION (REAR) as PROPOSED



SERVICE YARD BUILDING
SECTION D-D - END ELEVATION as PROPOSED

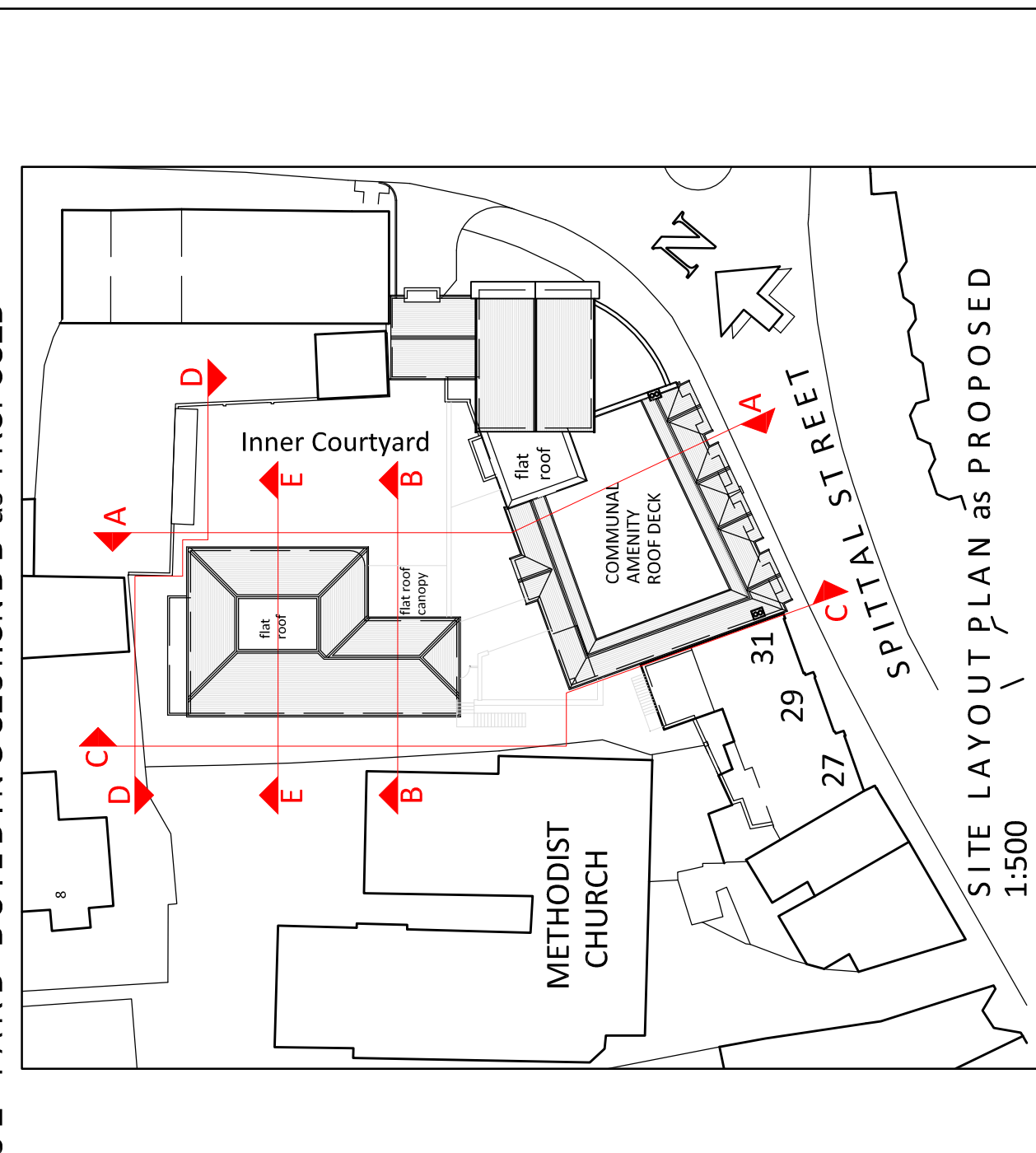


Scale in Metres
scale bar for 1:100 elevations

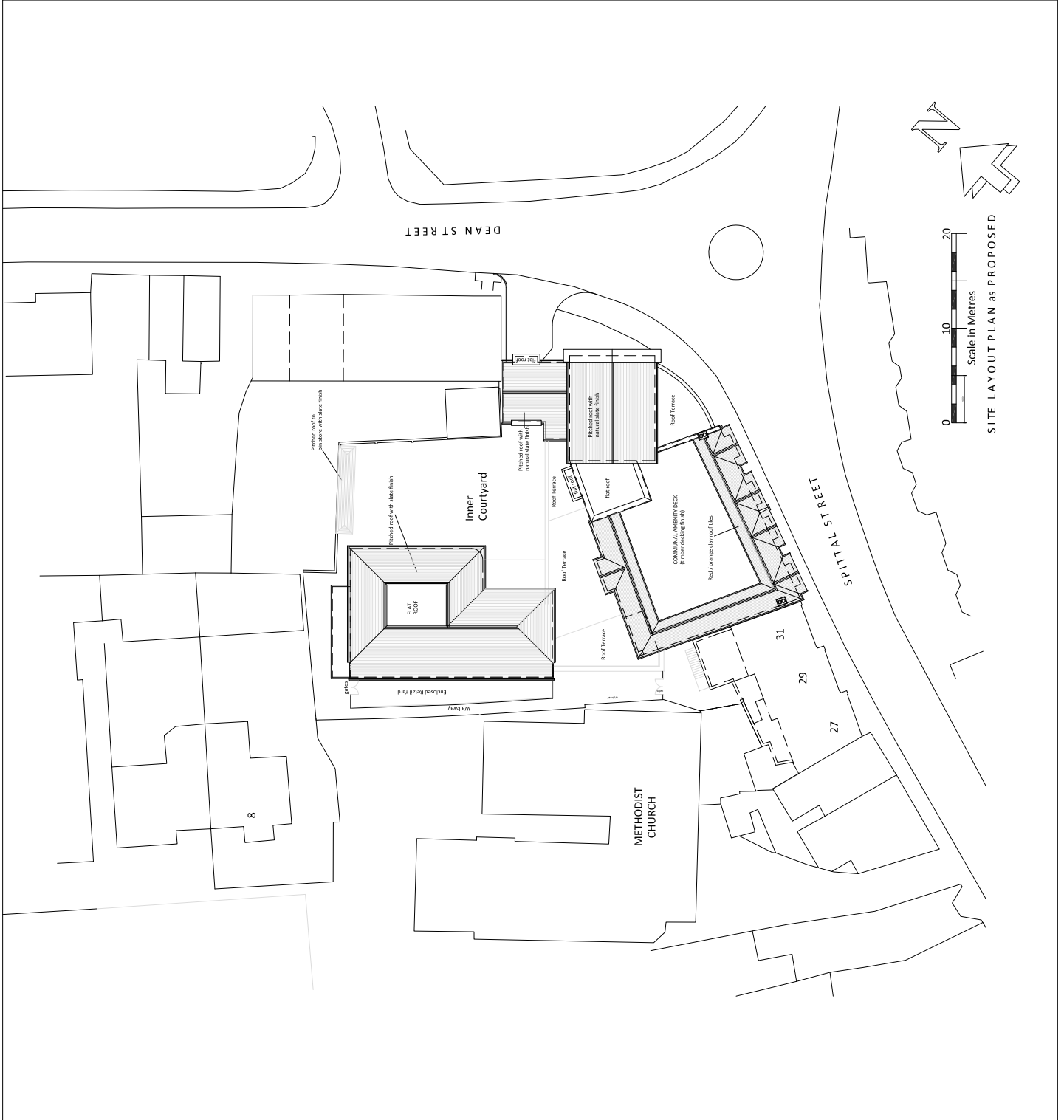
Amendments:
A: 24/06/2015: Eaves level lowered to West Elevation of Service Building & casement windows repositioned to match existing brickwork omitted in lieu of render on low level brick plinth to South West Elev. of Service Building. Escape staircase from new flats repositioned. Relationship of new built with existing boundary fence and building to the West Boundary added.
B: 07/07/2015 - Minor amendments.
C: 31/07/2015 - Flat canopy roof added to retail store loading area.
D: 08/09/2016 - Eaves level amended.
H:20/10/2017 - Bin store location amended.
J: 28/03/2018 - Layout Amended.
K: 03/05/2018 - Vent grills added

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JOB:

TITLE: Rear Building Elevations & End elevation to Retail Store & Flats over As Existing
SCALE: 1:100 at A1 sheet
DATE: 18 Feb 2016
JOB NO: 1391
DRAWING NO: 08K



SERVICE YARD BUILDING SECTION B-B as PROPOSED
SITE LAYOUT PLAN as PROPOSED
1:500



Amendments:
 1. Updated following changes to rear of service building.
 D: 18/02/2016 - Bm: stone relocated.
 E: 28/04/16 - Escape route removed
 F: 20/10/17 - Bm: stone amended
 G: 28/03/18 - Layout Amended

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 Job:

TITLE: Site Layout As Existing

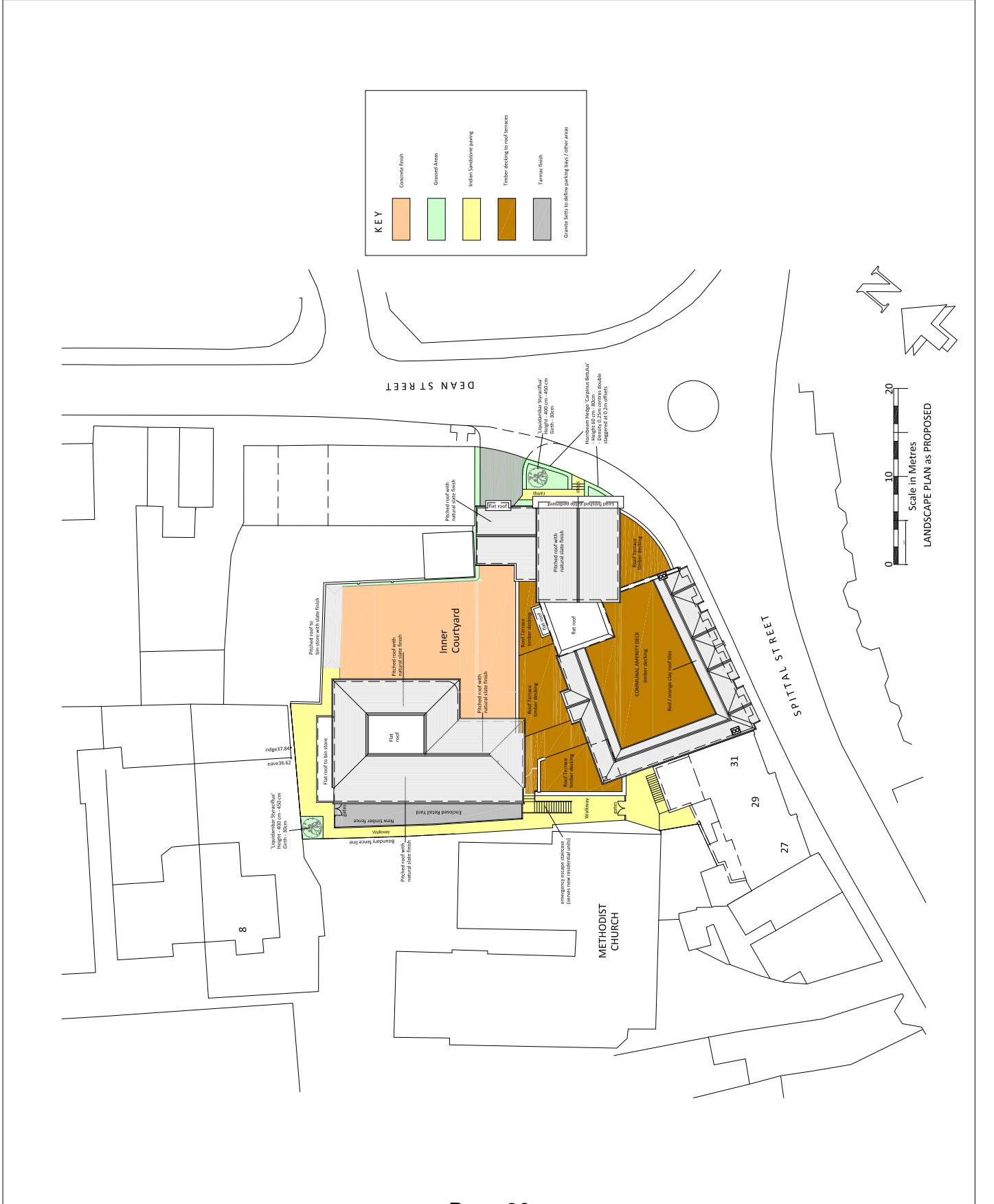
SCALE: 1:200 at A1 sheet

DATE: 18 Feb 2016

JOB NO: 1391

DRAWING NO: 13G

<p>Forwarded comments received from the Planning Case Officer dated 24/08/2016.</p> <p>A: 07/02/2015 – received following changes to rear of service building. Planting and trees altered following "sketch plan". Comments received from the Planning Case Officer dated 24/08/2016.</p> <p>D: 18/02/2016 – Bin store relocated.</p> <p>E: 20/01/17 – Bin store amended.</p> <p>F: 29/05/18 – Layout Amended.</p>		
<p>H.J. Striding & Partners Chartered Architects New Inn, 51 Eton Square, Eton, Windsor, Berkshire SL4 6BQ T: +44(0)1753 852227. F: +44(0)1753 831044. Email: info@hjdstriding.co.uk Job#.</p>		
<p>TITLE: Landscape Plan As Existing</p>		
SCALE: 1:2000 at A1 Sheet	JOB NO: 1391	BROWNS NO: 15F
DATE: 18 FEB 2016		



Agenda Item 5. Appendix C

Contact: Lucy Bellinger DDI No. 01494 421525
App No : 14/07003/FUL App Type: Full Application
Application for : Demolition of existing building and hard standing and erection of a mixed use development comprising 9 x 2 bed apartments and 2 x 1 bed apartment and Class A1 (shops) at ground floor (956.9 sqm) with associated parking, manoeuvring, landscaping and ancillary facilities
At Windsor House 33 - 39 Spittal Street Marlow Buckinghamshire SL7 3HJ
Date Received : 20/08/14 Applicant : Shanly Group
Target date for Decision 19/11/14

1. Summary

- 1.1. The principle of a mix use development comprising retail and residential is acceptable on this site. The following aspects of the proposal are considered to be acceptable:-
- Quality of design and layout which respects and reflects the adjacent Conservation Area
 - Quality of living environment
 - Safeguard the amenity of adjacent occupiers and users
 - Access, servicing and parking arrangements
 - Satisfy sequential and impact test for retail
 - Impact upon heritage assets of archaeological interest
 - Contamination and pollution
- 1.2. The development would accord with development plan policy and is recommended for approval subject to a number of planning conditions. It is considered that the development would be a good use of a town centre site and constitute sustainable development for which there is a presumption in favour, as set out within the National Planning Policy Framework (NPPF).

2. The Application

- 2.1. Planning permission is sought for the demolition of the existing three storey office building which occupies the site and the erection of a mixed use development comprising 11 flats and a ground floor retail unit of 956.9 sqm.
- 2.2. The proposal would include basement parking with 24 parking spaces which will be accessed via a car lift. The ground floor will incorporate a retail unit which will be accessed by customers from Spittal Street. Communal staircase access to the flats will be provided via Spittal/Dean Street. The first and second floor will each accommodate 5 flats, whilst the third floor would accommodate one flat and a communal amenity deck area. The rear portion of the site would provide a courtyard area providing vehicle access to basement car parking and a two storey building would provide ancillary accommodation to the retail unit, such as storage & staff facilities.
- 2.3. The application is accompanied by:
- a) Planning and Retail Statement

- b) Design and Access Statement
 - c) Transport Statement
 - d) Parking Provision Note
 - e) Marketing Statement and details
 - f) Energy Statement
 - g) Statement of Community Involvement
 - h) Drainage Statement
 - i) Archaeological Desktop Assessment
 - j) Site Waste Management Plan
- 2.4. The application has been amended by the applicant on several occasions in response to officer, consultee and third party comments. By way of summary, the applicant has responded to criticisms about layout, appearance, pedestrian entrances, private amenity space, single aspect flats, servicing and manoeuvring space and archaeology.
- 2.5. The applicant has carried out a community consultation exercise which included an exhibition. The Council 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 paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
- offering a pre-application advice service,
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - by adhering to the requirements of the Planning & Sustainability Customer Charter
- 3.2. In this instance:
- The applicant was provided with opportunities to submit amendments to the scheme/address issues.
 - The application was considered by the Planning Committee.

4. Relevant Planning History

- 4.1. 14/05458/FUL, Demolition of existing building and erection of a mixed use development comprising 4 x 3 bed dwellings, 1 x 3 bed flat and 9 x 2 bed flats and Class A1 (shops) and/or Class A3 (Restaurants & Cafes) at ground floor (440 sqm) with associated parking, manoeuvring, landscaping and ancillary facilities, application withdrawn July 2014.
- 4.2. 13/06278/PAJ, Prior notification application (Class J) for change of use of existing building falling within Class B1(a) (offices) to Class C3 (dwellinghouses), approved prior approval not required July 2013.

- 4.3. 12/006102/FUL, Change of use of ground floor (part) from B1 (office) to two A1 retail units with associated external and internal alterations, approved June 2012.

5. Issues and Policy considerations

Principle and Location of Development

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS10 (Town centre hierarchy), CS12 (Housing provision)

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development), DM7 (Town Centre Boundaries), DM8 (Primary Shopping Areas), DM10 (Thresholds for the assessment of schemes for town centre impact)

- 5.1. The site occupies a town centre location where town centres uses, such as retail are acceptable in principle. The site is located just outside the designated primary shopping area but planning policy would allow retail in this area providing it complies with the sequential and impact tests. Officers are satisfied that the scheme passes the sequential test as there are no suitable sequentially preferable sites available for the proposed development within the town centre.
- 5.2. The application is accompanied by a retail assessment which adequately demonstrates that the development would not have a significant adverse impact on Marlow town centre both in relation to town centre investment and the vitality and viability of the town centre, which is the test to be applied under the National Planning Policy Framework paragraph 26.
- 5.3. The proposal is acceptable in terms of both national and local retail policy. The provision of housing within a town centre location is also acceptable.

Affordable Housing and Housing Mix

ALP: H9 (Creating balanced communities)

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

Planning Obligations Supplementary Planning Document (POSPD)

- 5.4. The scheme would be below the policy threshold so would not require the provision of affordable housing. In terms of housing mix the scheme would comprise one and two bedroom flats, which is considered to be appropriate and reflective of the town centre location.

Employment issues

CSDPD: CS11 (Land for business)

DSA: DM5 (Scattered business sites)

- 5.5. The existing office premises on the site have been vacant for quite some time and marketing activity has been carried out since 2012. The ground floor already has the benefit of planning permission for change of use from office to retail (ref 12/06102/FUL) and regard should also be had to the fall back position that the remaining office floorspace can be converted to residential under permitted development rights.
- 5.6. A number of design and layout aspects (including lack of lift & limitations on internal configuration) of the existing office accommodation curtail its attractiveness to occupiers and further reduce the likelihood of the premises being practicable for employment generating use.

- 5.7. Overall, it is considered that it has been demonstrated that the use of the premises as an office is no longer practicable. The inclusion of a retail element within the proposed development would provide an employment generating opportunity which is an acceptable town centre use. The mix of uses would not be detrimental to and compatible with surrounding land uses. As such the proposal would accord with planning policy.

Transport matters and parking

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

CSDPD: CS16 (Transport), CS20 (Transport and Infrastructure), CS21 (Contribution of development to community infrastructure)

DSA: DM2 (Transport requirements of development sites)

Highway network capacity and safety

- 5.8. The County Highway Authority is content that the Transport Statement is sufficiently robust and that local junctions and highway capacity will not be detrimentally affected by traffic associated with the proposal. As such a refusal on the grounds of severe impact on Marlow's highway network could not be justified.
- 5.9. A planning condition is recommended securing details of a management plan for construction traffic which is considered necessary in the interests of highway safety and prevention of congestion.
- 5.10. The development would be accessed via the existing vehicle access onto Dean Street albeit that the access point will be relocated slightly further to the north. This will necessitate some off-site highway works in the form of relocating the existing zebra crossing some 2m north of its current location to maintain pedestrian safety. The Highway Authority is satisfied with this and a planning condition is recommended to secure the timely implementation of the off-site highway works.
- 5.11. The archway will be of sufficient height to allow delivery and servicing vehicles to enter the site and manoeuvring diagrams illustrate that there would be sufficient space for vehicles servicing the shop to enter and turn within the site thereby ensuring that the highway is not obstructed. Whilst vehicles are servicing the shop there would still be sufficient space for residents to access the basement car parking.

Parking

- 5.12. Twenty four parking spaces would be located within the basement accessed via a car lift. The site is near a number of public car parks and the applicant intends to rely on these and alternative modes of transport to the car and linked trips to serve the retail element. The site is within walking distance of a frequent bus service and the railway station is also within reasonable walking distance. Local cycle trips are also an option with the terrain being relatively flat.
- 5.13. Surveys of existing public car parking capacity have been undertaken and submitted with the application. These demonstrate that there is capacity within existing town centre car parks.
- 5.14. In terms of the level of residential parking provision, the local plan would require a maximum of 20 spaces to serve the flats and 16 spaces to serve the retail store. By way of a comparison the draft County parking standards would

suggest an optimum provision of 21 residential spaces and 25 for the retail. Separate parking provision to solely serve the retail element would not be expected in a town centre location where trip linkage and the use of existing town centre parking should be the focus.

- 5.15. The applicant has addressed concerns regarding the functionality of the basement parking demonstrating that there would be sufficient manoeuvring space. The same can be said for the courtyard area and vehicles servicing the shop.
- 5.16. Comments have been made in relation to the loss of existing parking provision to the rear of 27 – 31 Spittal Street. This is private parking provision which is leased by the applicant to local businesses. A total of seven parking spaces are privately leased. The applicant has confirmed that the one space leased to 31 Spittal Street (Subway sandwiches) will be re-provided off-site on nearby land within the applicant's control. Any remaining users will have to rely upon existing parking provision available within the town centre or find alternative means.
- 5.17. Taking account of the town centre location, alternatives to car travel and availability of public car parking, it is considered that the amount of parking provision would be sufficient to serve the development. The Highway Authority has not raised a highway safety concern from potential displaced parking. A refusal on the grounds of inadequate parking provision could not be justified.
- 5.18. Cycle parking storage will be accommodated within the basement which would be adequate subject to a planning condition securing its provision.
- 5.19. A bin storage building is proposed adjacent to the rear northern boundary shared with 8 Klondyke. The occupiers of this property have raised concerns about the position of this and impact upon their amenity. Half of the length of the bin store would abut an adjacent outbuilding and planning conditions are suggested restricting the store opening hours which would as a consequence restrict commercial use of the bin store. It is considered that the position and use of the bin store would not result in an unreasonable loss of amenity for the neighbouring property.

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), HE11 (Development Adjoining Conservation Areas), 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

- 5.20. The site is located adjacent to Marlow Conservation Area as such new development is expected to respect the character and appearance of the conservation area.
- 5.21. It is considered that the overall scale of the proposed development is appropriate given both its context and the existing buildings currently on site. The building will project further forward within the site frontage than the existing office but will follow the existing established building line within Spittal Street. The four storey Georgian block is the most prominent feature of the scheme and will form a key gateway/focal point in views along Chapel Street which is one of the main entrances to the town. Three dimensional representations of

the scheme and street scene views demonstrate that this element will work in its context and overall the scheme would not appear unduly prominent or out of scale.

- 5.22. The scheme has been amended to ensure that it provides a clear communal pedestrian entrance onto the street to serve the flats. Secondly, a pedestrian route from Spittal Street will be retained so that the existing flats at 31 Spittal Street can easily be accessed rather than having to divert through the new development. The scheme would also not protrude into the existing extent of the highway/pavement.
- 5.23. The design of the rear service building has been amended to ensure that it is not heavy and oppressive. The eaves height has also been reduced in response to reducing the scale of the building and minimising impact upon the adjacent Methodist Church.
- 5.24. The scheme has taken the approach of trying to fit in with the context using historical clues from the surrounding area, which is considered to be an appropriate response. To be successful the scheme will need to be constructed to a high level of detail and quality. To ensure this a number of detailed planning conditions covering aspects such as window details and brickwork are recommended to ensure that the detail is properly executed. It is considered that such planning conditions are necessary and will ensure a high quality finish.
- 5.25. In summary it is considered that the proposal would respect and reflect the character and appearance of the adjacent conservation area, would be compatible with the surroundings by reference to scale, form, building materials and architectural detail. The inclusion of planning conditions will ensure a sufficiently high standard of design and layout.

Amenity of existing and future residents

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens), G15 (Noise), G16 (Light pollution), Appendix 1

CSDPD: CS18 (Waste, natural resources and pollution), CS19 (Raising the quality of place shaping and design)

Housing intensification SPD

- 5.26. The scheme has also been amended to minimise the number of single aspect flats thereby alleviating concerns about living quality in terms of daylight, aspect, outlook and ventilation.
- 5.27. Where feasible, flats would be provided with private amenity space in the form of a terrace or balcony to the rear of the building. It is not feasible in this instance to provide every flat with a balcony, as the inclusion of balconies to the Spittal Street elevation would be subject to unacceptable noise and air pollution. Residents would have access to a large communal amenity deck on the third floor. Overall, it is considered that residents would be provided with appropriate outdoor amenity space taking account of the town centre location of the site.
- 5.28. Properties to the rear would be over 35 m away and the retail outbuilding would also obscure direct views. The east side boundary of the site is shared with the Marlow Methodist Church. The church has 3 Velux windows to the roof and 3 high-cill windows which light the church hall. The proposed new building would be set 5m off the existing church boundary which currently comprises a 1.8-2m high close boarded fence. The applicant has sought to reduce the bulk of the service building by dropping the eaves height adjacent to the church and

proposing screening to balconies. It is considered that the relationship between the new development and church hall is acceptable and would not result in unreasonable overshadowing or overlooking. The on-going use of the church hall would not be prejudiced.

- 5.29. A number of planning conditions are recommended to ensure that future occupiers of the flats and adjacent occupiers are not subjected to unreasonable noise disturbance from the retail unit. Planning conditions are recommended in relation to hours of deliveries, opening hours and plant noise. Traffic noise from Spittal Street will also need to be mitigated against noise by appropriate glazing and means of ventilation, the details of which can be controlled by planning condition.

Environmental issues

CSDPD: CS18 (Waste, natural resources and pollution)

- 5.30. The Environmental Health Officer has highlighted that the site has a history of industrial/commercial use and therefore there is a risk of residual contamination. In order to assess and appropriately deal with any risk a planning condition is recommended to ensure that potential contamination is properly investigated and mitigated.

Flooding and drainage

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

DSA: DM17 (Planning for flood risk management)

- 5.31. The site is located in flood zone 1 (low probability). Therefore the development is acceptable in relation to flood risk.
- 5.32. Thames Water has confirmed that they do not object to the proposal in relation to sewerage and water infrastructure capacity.
- 5.33. The development would incorporate appropriate Sustainable Drainage Systems (SUDs) measures, the detail of and future implementation and maintenance should be secured by planning condition.

Archaeology

CSDPD: CS17 (Environmental Assets)

- 5.34. The application is accompanied by a desk based archaeological assessment. Both this document and the County Archaeologist identifies that the site has the potential to include heritage assets of archaeological interest, with the interest relating to the sites location on the edge of the medieval town. In response to a request from the County Archaeologist the applicant has undertaken archaeological evaluation which has recovered medieval assets. Given that further buried archaeological features could be discovered during ground work, a planning condition requiring appropriate archaeological investigation during construction is recommended.

Ecology

CSDPD: CS17 (Environmental assets)

DSA: DM14 (Biodiversity in development)

- 5.35. The site has very low ecological value being devoid of any greenery. A landscaping scheme is included with the application which includes some tree planting and shrubbery. Although planting would be limited it would be an

improvement over the existing situation and serve to soften a harsh town centre site. Planning conditions would be necessary to secure the detail and implementation of landscaping.

Building sustainability

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Reducing the environmental footprint of new development in Wycombe District

- 5.36. 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.
- 5.37. 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 for the residential element and BREEAM “Excellent” for the non-residential element.
- 5.38. An Energy Statement has been submitted which states that PV panels are likely to be installed. This matter could be adequately secured by a planning condition seeking submission of full details of the carbon reduction scheme. Equally so, the water efficiency standard set out within policy DM18 could also be secured by a planning condition. Such planning conditions are considered to be necessary and reasonable and should be imposed should planning permission be forthcoming.

Infrastructure and Developer Contributions

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

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

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 This permission is in respect of the application as amended by drawing numbers WHM_PLN-FH_002, WHM_PLN-FH_003, WHM_PLN-FH_005, WHM_PLN-FH_004, 1391/01C, 1391/02E, 1391/03E, 1391/04D, 1391/05D, 1391/06D, 1391/07E, 1391/08C, 1391/09A, 1391/10, 1391/11A, 1391/12, 1391/13A, 1391/14, 1391/15A, 1391/16C.
Reason.
For the sake of clarity.

- 3 Prior to occupation of the development the new means of access shall be altered in accordance with the approved drawing and constructed in accordance with 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.
- 4 No other part of the development shall commence until the off-site highway works shown in principle on drawing 13-T064 09 Rev B, which includes relocating the existing zebra crossing, have been laid out and constructed in accordance with details to be first approved in writing by the Local Planning Authority in consultation with the Highway Authority.
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 the development.
- 5 Within one month of the altered access being brought into use following the first occupation of any unit on site, all parts of the existing access point not incorporated in the development hereby permitted shall be stopped up by removing the existing bellmouth and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.
Reason.
To limit the number of access points along the site boundary for the safety and convenience of the highway user.
- 6 Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no gates or other means of enclosure shall be erected on the site access.
Reason.
To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users.
- 7 The scheme for parking, garaging and manoeuvring and the loading and unloading of vehicles shown on the approved plans shall be laid out prior to first occupation/operation 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, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 8 Prior to the commencement of any works on the site, a plan detailing the management of construction traffic, including deliveries 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, unless otherwise first agreed in writing by the Local Planning Authority.
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 highway users.

- 9 The facilities for the storage of refuse bins shall be provided in accordance with the approved plans 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.
- 10 No development shall take place until the applicant or their successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved in writing by the local planning authority.
Reason.
This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the County Archaeological Officer could harm a heritage asset's significance.
- 11 The development hereby permitted shall not be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
b) include a timetable for its implementation; and
c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
Reason.
To ensure that the development does not increase the risk of flooding.
- 12 Notwithstanding the detail illustrated on drawing 15A, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason.
In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 13 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
Reason:
In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 14 The development shall be carried out in accordance with the surfacing materials illustrated on approved drawing 15A, unless otherwise first agreed in writing by the Local Planning Authority.
Reason.
In the interests of amenity and to secure a satisfactory standard of landscaping.
- 15 A carbon reduction scheme for delivering a 15% reduction in carbon emissions on site through the use of decentralised renewable and/or low carbon sources shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the development. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development, unless otherwise first agreed in writing by the Local Planning Authority.
Reason.
In the interests of sustainability.
- 16 The following shall be submitted to and approved in writing by the Local Planning Authority before any development takes place:
a) A detailed site investigation has been carried out to establish:-
i) If the site is contaminated;
ii) To assess the degree and nature of the contamination present;
iii) To determine the potential risks to human health, the water environment, the natural and historical environment, and buildings and other property by contaminants.
Such detailed site investigation to accord with a statement of method and extent which shall previously have been agreed in writing by the Local Planning Authority and
b) The results and conclusions of the detailed site investigations referred to in (a) above have been submitted to and the conclusions approved in writing by the Local Planning Authority and
c) A scheme showing 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 has been submitted to and approved in writing by the Local Planning Authority.
Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in (c) above.
Reason:
This is a pre-commencement condition as development cannot be allowed to take place which could cause contamination risk to future site occupiers and to controlled waters.
- 17 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard equivalent to 'excellent' under the BREEAM rating with a maximum number of water credits for the retail element and a standard of 105 litres per head per day for the residential element.
Reason
In the interests of water efficiency and sustainability.

- 18 A scheme to protect the proposed development from traffic noise from Spittal Street shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the good standard in BS 8233:2014 of 30dB LAeq for the appropriate time period. Unless otherwise agreed in writing with the Local Planning Authority it shall be assumed that the existing noise level at the facade of the proposed development is 72dB LAeq16 hour and 66dB LAeq, 8 hour. The scheme shall include mechanical ventilation to meet the requirements of the Noise Insulation (Amended) Regulations 1988.
Reason
To protect the occupants of the new development from noise disturbance.
- 19 A scheme to protect the proposed development from plant noise associated with the ground floor commercial unit shall be implemented before any part of the accommodation hereby approved is occupied, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the good standard in BS8233:2014 of 30dB LAeq for the appropriate time period.
Reason.
To protect the occupants of the development from noise disturbance.
- 20 A scheme which specifies the provisions to be made for the control of noise emanating from any plant to be installed shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any plant. The target levels for the plant would be that the rating level (defined in BS4142) be at least 5dB below the background noise level at the existing nearest residential property. In the event of tonal emissions, a 5dB penalty shall apply therefore making the specific noise level at least 10dB below the minimum background (LA90) level. Thereafter any plant associated with the use shall not commence until the approved scheme has been implemented.
Reason.
To protect nearby occupants from noise and disturbances.
- 21 The use of the retail premise shall be restricted to the hours of 08:00 to 22:00 Monday to Saturday and 10:00 to 18:00 on Sunday and Bank or Statutory Holidays.
Reason.
In the interests of the amenities of adjoining residents.
- 22 Deliveries to the retail premise shall be restricted to the hours of 07:00 to 19:00 Mondays to Fridays and 07:00 to 13:00 on Saturdays.
Reason.
In the interests of the amenities of adjoining residents.
- 23 All new windows and external joinery including eaves and cornices, where applicable, shall be painted timber unless otherwise first agreed in writing by the Local Planning Authority.
Reason.
To secure a satisfactory external appearance.
- 24 All rainwater goods shall be black powder coated metal or cast iron, unless otherwise first agreed in writing by the Local Planning Authority.
Reason.
To secure a satisfactory appearance.

- 25 Samples of all facing materials and finishes as informed by those illustrated on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority before any external finishing work takes place. Thereafter the development shall only be carried out in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.
Reason.
To secure a satisfactory external appearance.
- 26 Sample panels measuring at least 1.5m x 1.5m for the bricks and their pointing and for the proposed render shall be constructed on site and shall be approved in writing by the Local Planning Authority before any external finishing work takes place. The development shall thereafter take place only in accordance with the approved details.
Reason.
To secure a satisfactory external appearance.
- 27 The development shall be carried out in accordance with the approved typical window detail illustrated on drawing 10, unless otherwise first agreed in writing by the Local Planning Authority.
Reason.
To secure a satisfactory external appearance.
- 28 Typical architectural detail of the cornice, parapet wall and roof ridge at a scale of 1:10 or 1:20 shall be submitted to and approved in writing by the Local Planning Authority before any external finishing work takes place. 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.
To secure a satisfactory external appearance.
- 29 Flats 1 and 6 shall not be occupied until 1.8 m high obscure screening as illustrated on approved drawings 1391--07E and 08C has been erected to the balcony/terrace serving that flat. The screening shall be permanently retained in that condition thereafter.
Reason.
In the interests of the amenity of neighbouring occupiers.

INFORMATIVE(S)

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

- 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 278 of the Highways Act legal agreement. This 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 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact the Transport Development Control Section at the following address for information:-

Development Management, Buckinghamshire County Council, 9th Floor, County Hall, Walton Street, Aylesbury, Buckinghamshire, HP20 1UY
Tel: 01296 395000
- 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.
- 6 You are advised to contact the Environmental Health Section of the Environment Service on 01494 421737 in order to ensure that all regulations, licensing, etc is carried out in order to comply with the requirements of the Food Hygiene (England) Regulations 2006.

Agenda Item 6.

Contact: Jackie Sabatini DDI No. 01494 421915

App No : 18/07279/FUL App Type : FUL

Application for : Installation of pallet burning incinerator and brick surround, with heat recovery facility for use in workshop/offices

At P S V House, Hillbottom Road, Sands Industrial Estate, High Wycombe, Buckinghamshire, HP12 4HJ

Date Received : 31/08/18 Applicant : PSV Glass

Target date for 26/10/18
decision:

1. Summary

- 1.1. Planning permission is sought for the installation of a pallet burning incinerator and brick surround. The proposal includes a flue which protrudes 1m higher than the existing building. The heat from the incinerator will be recovered to help heat the existing offices and workshop.
- 1.2. It is considered that the installation of the incinerator is located in an acceptable position so as not to harm the character of the area. The erection of an external chimney flue is not considered to amount to an overly prominent feature given its proposed siting between buildings and the site's location within an employment area. The concerns related to environmental impacts are acknowledged. However this is covered within separate legislation.
- 1.3. The application is recommended for approval.

2. The Application

- 2.1. Planning permission is sought for the installation of an incinerator and external flue. The incinerator is within a brick surround and covers an area of 16.34 sq.m. The brick enclosure is 2.6m high. The purpose of the incinerator is to incinerate waste timber pallets to reduce or eliminate land fill requirements.
- 2.2. The incinerator is located between PSV glass and adjacent premises, but is set back approximately 48m from Hillbottom Road.
- 2.3. The external flue, protruding from the incinerator, is 9m high. The flue protrudes 1m higher than the ridge line of the existing building.
- 2.4. The existing premises comprise of a workshop, storage and offices. The site is an established glass processing plant and the fitting of glass.
- 2.5. The site is located within the Hillbottom Road Employment Area.
- 2.6. The application is accompanied by:
 - a) Design and Access Statement

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 Council's Environmental Health Officer requested further information to be submitted before any formal comments; the applicant was advised of this and further information was received. The information was acceptable and no further assistance was necessary.

4. Relevant Planning History

4.1. No recent history

5. Issues and Policy considerations

Principle and location of development and impact on character of the area

ALP: G3 (General Design Policy), E3 (Employment Areas)

CSDPD: CS1 (Overarching principles - sustainable development), CS11 (Land for Business), CS19 (Raising the quality of place shaping and design)

DSA: DM1 (Presumption in favour of sustainable development)

New Local Plan (Submission Version): CP1 (Sustainable Development), CP5 (Delivering Land for Business), CP9 (Sense of Place), DM28 (Employment Areas), DM35 (Placemaking and Design Quality)

- 5.1. The purpose of the incinerator is to incinerate waste timber pallets to reduce or eliminate land fill requirements.
- 5.2. The application site is located within a designated employment area where the principle of the continued use of the site for commercial/business purposes is considered to be acceptable in accordance with Policy E3 of the Adopted Local Plan and Policy CS11 of the Core Strategy. Such proposals would not amount to a material change of use of the premises and would be ancillary to the use.
- 5.3. The proposed location of the incinerator has been chosen, so to minimise any visual impact and to be convenient for the applicants use. In addition, the incinerator has to be sited close enough to the existing building to make heat reclamation viable. The flue will only protrude above the existing building by 1m.
- 5.4. The principle of development is acceptable. The siting of the incinerator and height of the flue is considered acceptable given the site's location.

Transport matters and parking

ALP: T2 (On – site parking and servicing)

CSDPD: CS20 (Transport and Infrastructure)

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

- 5.5. The proposals would not result in any changes to the existing parking layout at the site, with the large majority of works proposed being internal only. The County Highways Authority has also not commented on this application.

Amenity of neighbouring residential properties

ALP: G8 (Detailed design guidance and local amenity), G15 (Noise), H19 (Residents amenity space and gardens), Appendix 1

CSDPD: CS18 (Waste, natural resources and pollution)

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

- 5.6. The nearest residential property is approximately 300m away on Lane End Road. However, it is acknowledged that employees from adjacent business have objected.
- 5.7. The main issue to neighbouring residential properties is fumes. It is not anticipated that noise would be an issue.
- 5.8. The company will need to ensure that the emissions coming from the chimney will not cause a nuisance to neighbouring premises. This is however a matter for the permit and not within the jurisdiction of planning.

- 5.9. The applicant will need to comply with the relevant permitting for the plant they intend to install. Permitting is a matter for Chiltern District Council. If the emissions from the chimney are founded and evidence supports the existence of a statutory nuisance, then the Council would have to take the necessary actions to ensure the nuisance is abated. This is a however a matter for Environmental Health.
- 5.10. Following the initial comments from Environmental Health, further information was received from the Agent:
- “The incinerator is rated at 200kw/H which means that it is not covered under the Waste Incineration Directive. You are allowed to burn up to 50kg of clean wood waste per hour..... because you are recovering the warm air.
- To convert our incinerators to warm air we build a second skin around the top of the incinerator. This is fitted with a centrifugal fan that blows air in a zig zag pattern around the gap between the incinerators top cover and the covering skin this heats the air which then comes out at the top of the incinerator through the round ducts. These ducts can then be extended to take the warm air into an adjacent workshop.”
- 5.11. The Council’s Environmental Services department has also not raised any objections to the proposed works on these grounds, nor have they recommended any conditions to be attached should planning permission be forthcoming. It has however, requested an informative is attached to any permission.
- 5.12. No further issues are considered apparent with respect to neighbouring amenity.
- 5.13. For information, the Council has declared an Air Quality Management Area AQMA which is targeting emissions from vehicles. This proposal would not impact this. The proposed development is in a smoke free zone, however this does not apply to industrial process. The applicant could be subject to dark smoke emission but considering their fuel source it is unlikely to be an issue. In any event, this is controlled by a separate permit regime.

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)
- 5.14. The development is not liable for CIL. There are no further infrastructure implications other than those covered by CIL.

Weighing and balancing of issues – overall assessment

- 5.15. 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.
- 5.16. 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
- 5.17. As set out above it is considered that the proposed development would accord with the relevant policies of the development plan.

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 218.020-1 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 Council's Environmental Health Officer requested further information to be submitted before any formal comments; the applicant was advised of this and further information was received. The information was acceptable and no further assistance was necessary.
- 2 The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.
- 3 The applicant is reminded that waste wood burnt on site must comply with the Environment Agency guidelines (grade A Waste Wood) and the appropriate permitting must be applied for and maintained throughout the life time of the incinerator.

18/07279/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Zia Ahmed

The local residents have objected to this application because they already suffering from bad odours smell for the last 14 years and they do not want more pollution and smoke. Sands is already on the border line with air quality.

Councillor Nigel Teesdale

Due to local concern and possible environmental impact, I request this application to come to committee for determination, if minded to approve.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town - Sands Ward

Control of Pollution Environmental Health

First comments: The applicant is required to provide additional information on:- The Design Access Statement by Penn Planning Ltd makes no mention of the specific design, capacity, model and manufacturing details. The intended plant's technical specification shall be required. - Heat recovery is specified what best practicable techniques shall be employed to complete this- Flue height and location and direction of emission is required and shall comply with Building Control regulations.

Second comments: In relation to the above application, the control of pollution team do not have an objection to the installation of the burner. However, the applicant will need to comply with the relevant permitting for the plant that they intend to install. There are concerns coming from those nearby, this is with regard to emissions from the chimney. Should these concerns be founded and evidence supports the existence of a statutory nuisance Wycombe District Council would have to take the necessary actions to ensure said nuisance is abated. All permitting matters are to be directed to Chiltern District Council.

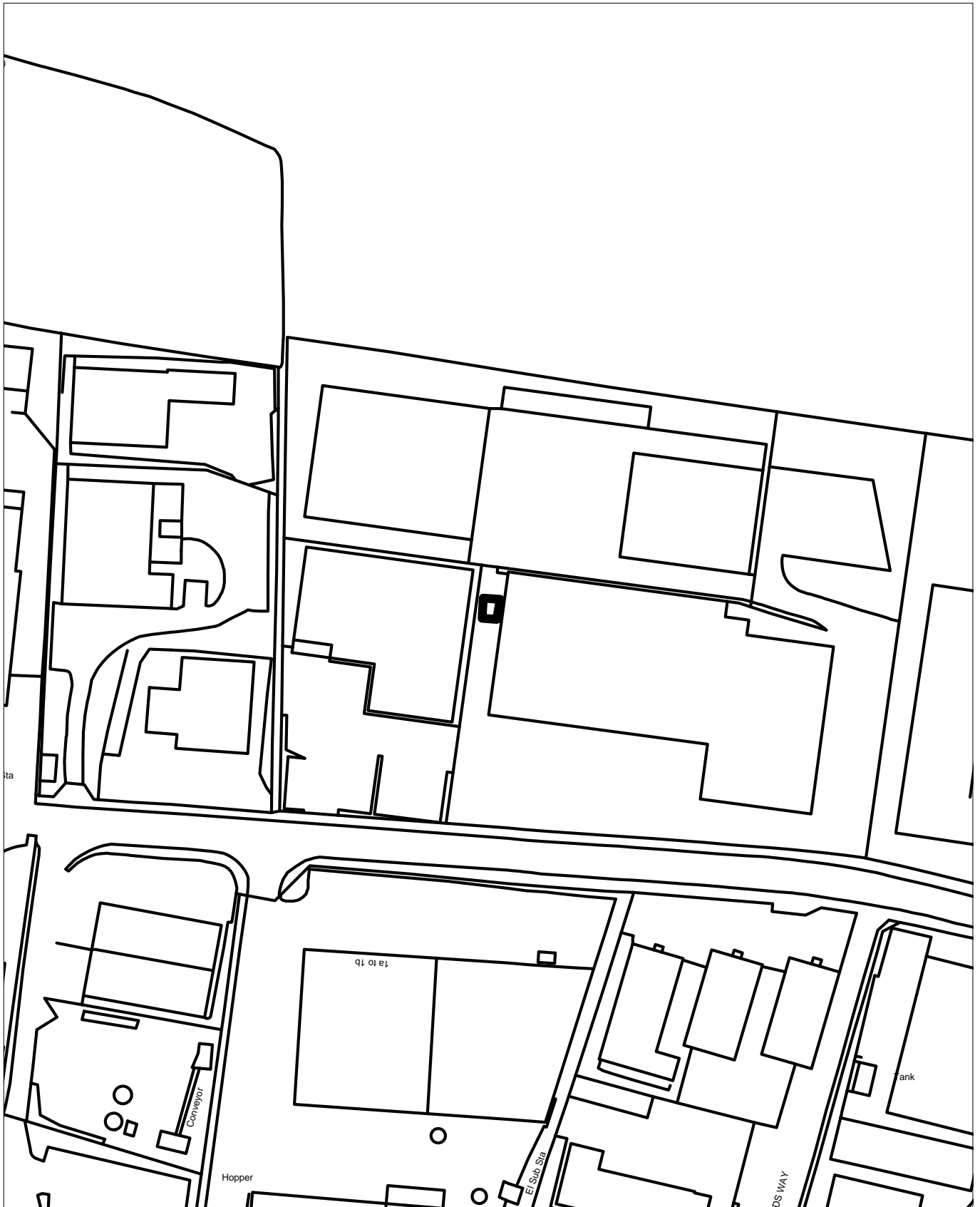
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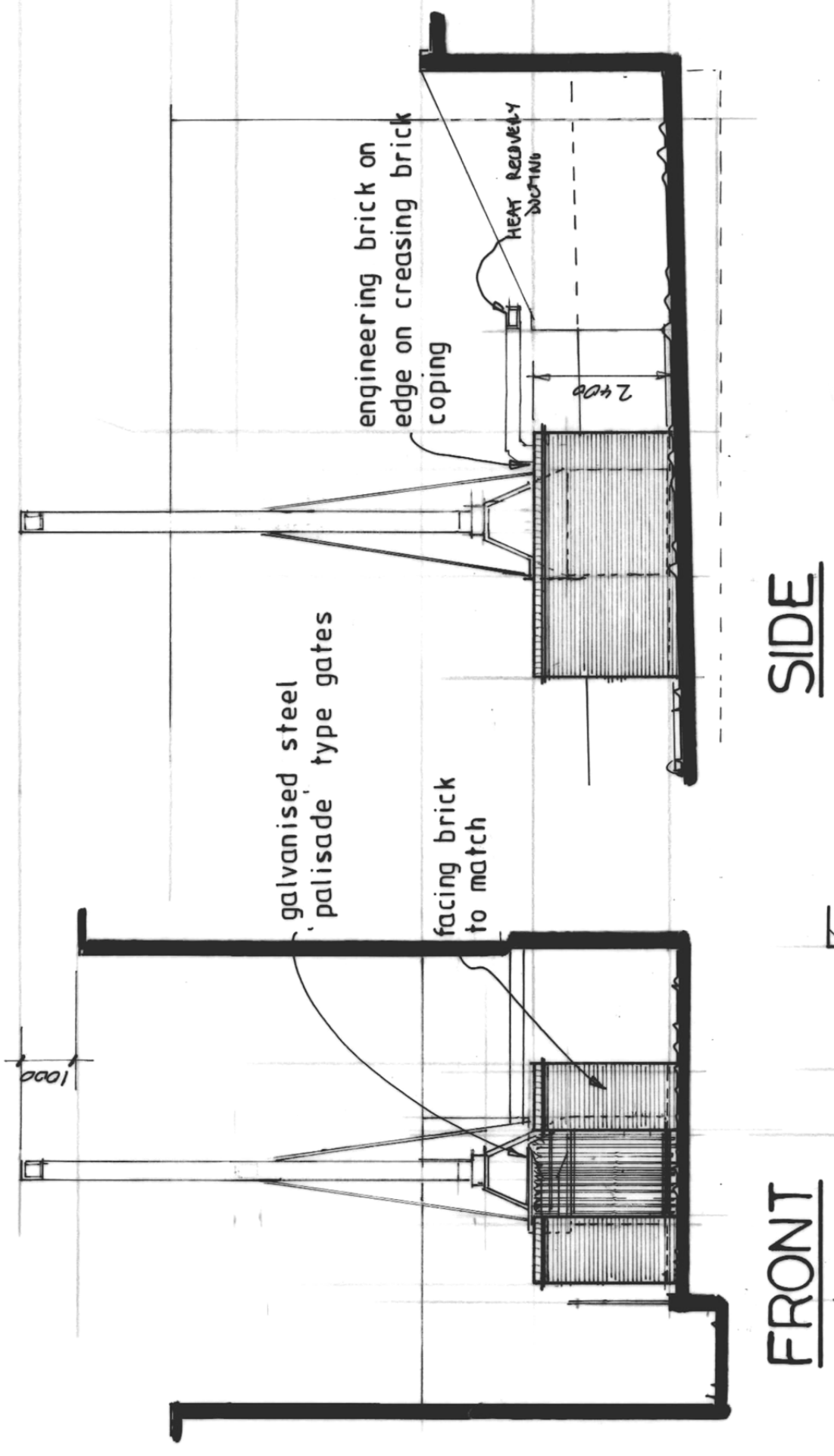
Sands Residents Associations strongly object as residential areas around Hillbottom have suffered for many years with odours from certain factories, a situation will still not resolved despite considerable input from WDC. The topography of the valley, and the prevailing winds make us particularly vulnerable. This location is not suitable for any suggestion of additional air bourn pollution, particularly as there will be no cast iron guarantee of toxicity or odour.

Five further comments have been received objecting to the proposal:

- Windows are opposite the proposed the incinerator site. Fumes will effect if windows are open. Should be located away from neighbouring properties.

18/07279/FUL
Scale 1/1250



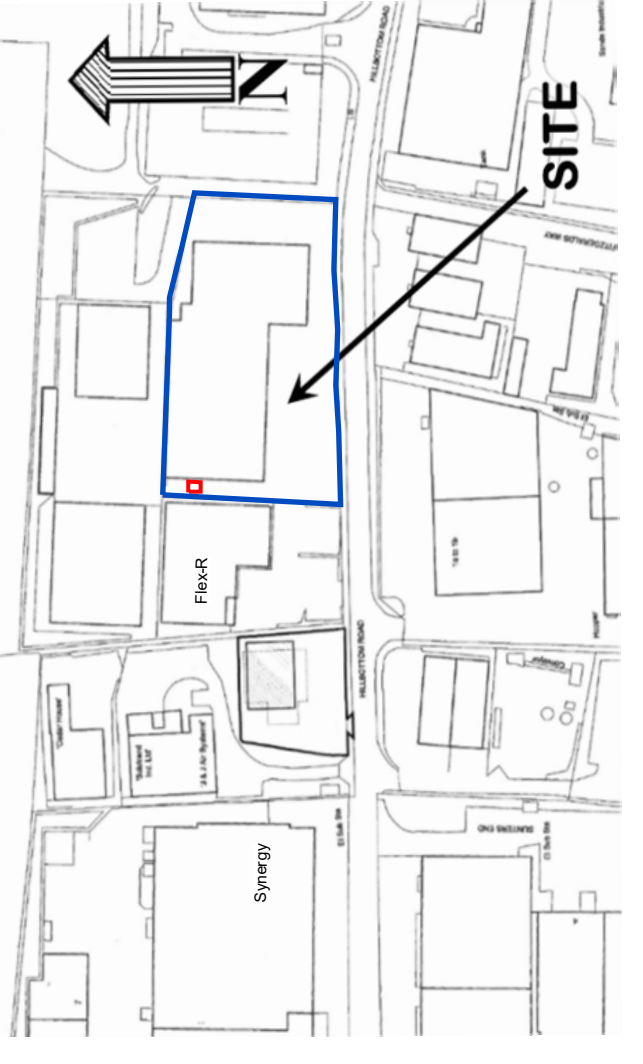


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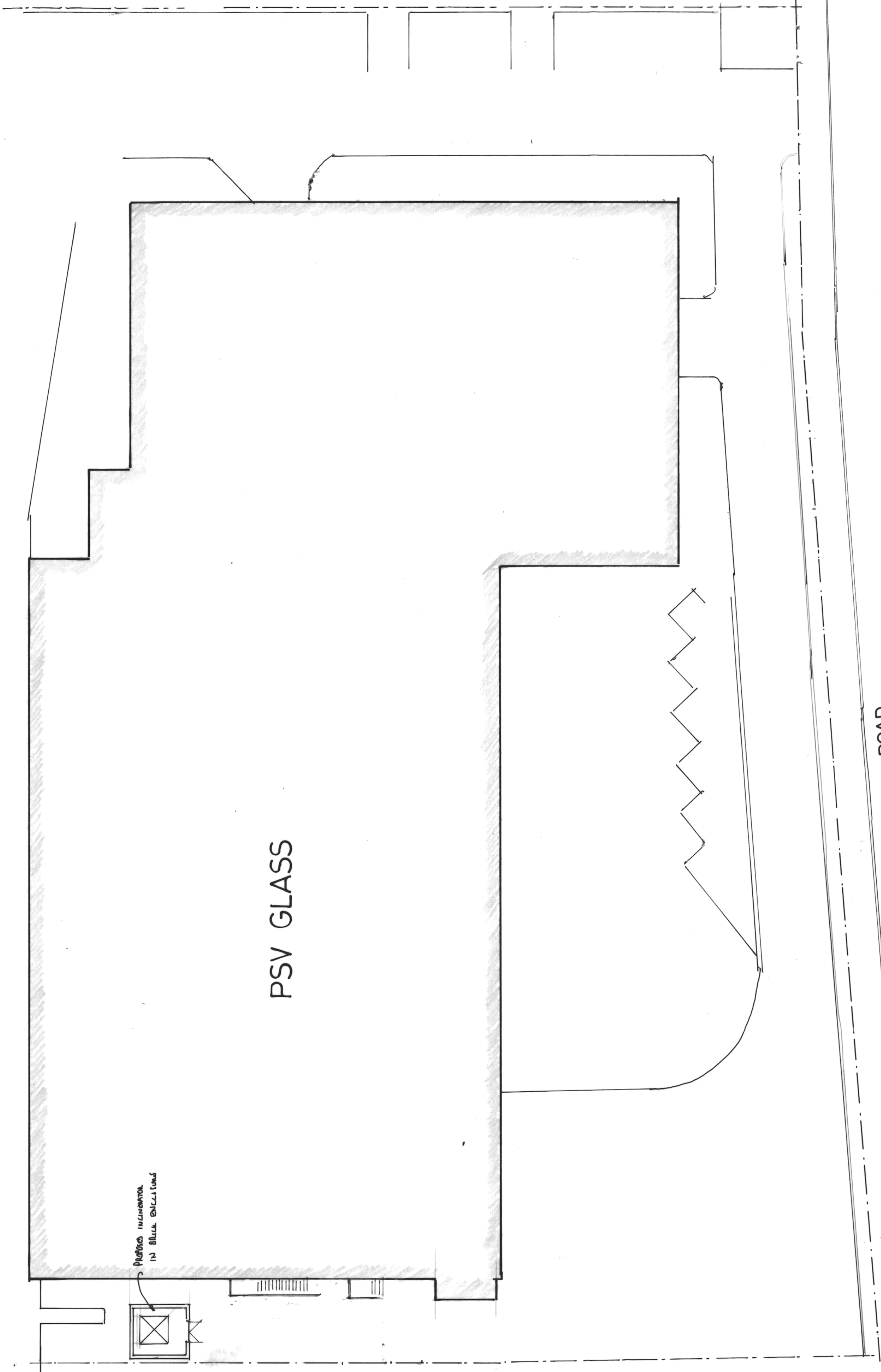
SIDE

REAR

SIDE



LOCATION PLAN 1:2500



PSV GLASS

GROUND FLOOR

1:100

HILLBOTTOM ROAD

SITE PLAN 1:200

Scale bars 1:100 1:50 Original Drawing size A1 A2
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

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Drawing Title: **LABORATORY BUILDING FOR PSV UNIT HILLTOP ROAD LEEDS**
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Agenda Item 7.

Contact: Sarah Armstrong DDI No. 01494 421916

App No : 18/05926/FUL App Type : FUL

Application for : Demolition of commercial buildings and erection of 10 x market dwellings (6 x 3 bed and 4 x 4 bed) and 5 x 2 bed affordable dwellings with bin and cycle stores

At Old Rifle Range Farm, Risborough Road, Great Kimble, Buckinghamshire, HP17 0XS

Date Received : 10/04/18 Applicant : Mr A J Andrews

Target date for decision: 10/07/18

1. Summary

- 1.1. The site is a farmyard which has changed from agricultural use to a mixed commercial use. Overtime these uses have become lawful and this has been established through Certificates of Lawfulness. The site is considered a previously developed site.
- 1.2. As a commercial site, with sitting tenants, it is one of the District's scattered business sites and subject to policy DM5.
- 1.3. Planning permission is sought to redevelop the former farmyard for residential purposes providing 15 units made up of detached and terraced properties. Five of the 15 units are identified as affordable housing.
- 1.4. The scale of the redevelopment of this previously developed site would lead to significant harm to the openness of the Green Belt and cannot be an exception to Green Belt policy. The development is therefore inappropriate development which is by definition harmful to the Green Belt.
- 1.5. The level of affordable housing being provided is 23% of bedspaces whereas the policy would require 40% provision.
- 1.6. The redevelopment of scattered business sites requires marketing evidence to demonstrate that the site is no longer practicable for business purposes – no evidence has been submitted and it may be difficult to demonstrate this because the site is currently occupied.
- 1.7. The layout of the site does not demonstrate good place making leading to a development which is detrimental to the character of Great Kimble, and to the AONB and Green Belt.
- 1.8. The site is within the Chilterns AONB and fails to conserve the landscape and scenic beauty of this protected landscape.
- 1.9. The very special circumstances presented do not outweigh the significant harm to openness of the Green Belt and the other harm identified.
- 1.10. The application is recommended for refusal.

2. The Application

- 2.1. The site is a former agricultural yard containing agricultural buildings, oil container and metal storage containers. A lawful use certificate was granted in 2013 which establishes a mixed use as tool and plant hire and building contractor's yard with associated uses. The oil container and 5 metal storage containers were considered as operational development. On this basis the site is considered to be previously developed land. It is also, now, a scattered business site.

- 2.2. The site is within the Green Belt and Chilterns Area of Outstanding Natural Beauty
- 2.3. The proposal is to remove the buildings and structures and redevelop the site with 15 residential units – consisting of four detached houses (4 bedrooms and study) with accommodation within the roof space, six terrace houses (3 bedrooms) provided over three floors and five affordable units (2 bedrooms) provided in a terrace with associated parking and landscaping.
- 2.4. The architectural design is based on two agricultural style barns with two terrace rows and four detached properties located in the north of the site towards the lane. This lane will not be the point of vehicular access because it is, in effect, single track in width. Vehicular access will be from the existing southern access onto the A4010 which is around 550m to the southwest of the site.
- 2.5. The application is accompanied by:
 - a) Planning and Statement
 - b) Design and Access Statement
 - c) Transport Statement
 - d) Preliminary Ecological Appraisal
 - e) Statement of Community Involvement
 - f) Landscape and Visual Appraisal and Green Belt Assessment
 - g) Landscape Strategy
 - h) Tree Survey and Arboricultural Impact Assessment
 - i) Ecology Wildlife Checklist
- 2.6. Statement of Community Involvement. The applicant has not made the Council aware of any community involvement that may have been undertaken prior to the application being submitted. The Council, however, has 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/agent was updated of any issues after the initial site visit,
 - The applicant was advised how the proposal did not accord with the development plan and was provided the opportunity to provide further justification in support of it.
 - 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 an extensive planning history for Old Rifle Range Farm. Only the history relevant to this site area has been identified.
- 4.2. It is clear that the farmyard has not been in agricultural use for some time. However farming activity does continue elsewhere on the farm holding – there is a deer enterprise and planning permission was granted (17/05920/FUL) for a new building to handle and accommodate stags separate from the females and young.
- 4.3. There is also an ostrich enterprise on the farm.

- 4.4. 13/05823/CLE - The continued use of the land for mixed use as tool and plant hire and building contractors yard, including ancillary repair and maintenance of equipment, storage of plant and machinery and building materials, topsoil and other materials, and ancillary office use, and the operational development consisting of brick stand with oil container and 5 metal storage containers facilitating the mixed use on the Land. A Certificate was granted which established a lawful commercial use of the site in accordance with certificate issued and the attached plan.
- 4.5. 08/07554/CLE - The continued use of the land and the building shaded blue on the attached plan for the storage of building materials comprising tiles, bricks, skip, scaffolding materials, trailer, digger and fittings. This related to some of the land within the farmyard subject of this application.
- 4.6. 07/07727/FUL - Change of use of part of barn (Unit D) from agricultural to Class B8 with ancillary office and parking and external alterations (retrospective). Refused 03.01.2008.
- 4.7. 03/06461/FUL - Change of use to Class B1 A (Offices) with ancillary storage & parking & alterations to elevation (retrospective). Conditional permission.

5. Issues and Policy considerations

Principle and Location of Development

ALP: GB2

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

DSA: DM1 (Presumption in favour of sustainable development), DM5 (Mixed-use development)

New Local Plan (Submission Version): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation) RUR6 (Great and Little Kimble-Cum-March Parish)

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.
- 5.3. Great and Little Kimble-cum-March Parish Council are currently preparing a neighbourhood plan. No plan, has yet, been published.

Principle and Location

- 5.4. The New Local Plan – Submission Version policy RUR6 requires 160 homes to be developed in the Parish of Great and Little Kimble-cum-Marsh over the Plan period. The site is within that area. However, it is for the Neighbourhood Plan to determine the distribution of development across the Parish.
- 5.5. The site was put forward, by the applicants, as a call for sites for the Neighbourhood Plan allocations. However, this site was filtered out at an early stage – it is likely to have been discounted because it is within the Green Belt and AONB.
- 5.6. Policy RUR6 requires that the sites are expected to be located within or adjacent to existing settlements and not have a major impact on the setting of the Chilterns AONB and the proposal is contrary to this emerging policy.

Green Belt – previously developed land and impact upon openness

5.7. This is a Green Belt site. Local Plan Policy GB2 reflects national policy which states that the construction of new buildings should be regarded as inappropriate in the Green Belt. Paragraph 145 of the National Planning Policy Framework 2018 (NPPF) identifies a number of exceptions. Notably at g):

limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) which would:

- not have a greater impact on the openness of the Green belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.8. The site is previously developed land where the complete redevelopment of the site can be acceptable. It is noted that the national policy excludes temporary buildings which could apply to some of the structures on the site. However it is noted that the Certificate of Lawful Use established the brick stand with oil container and 5 metal storage containers as operational development rather than temporary structures.

5.9. The site is a former agricultural yard which utilises the existing rural buildings for commercial purposes. There are a number of structures around the site edge including metal containers, caravan and porta cabin and there is outdoor storage. However the main yard area is clear of storage because it provides access to and from the site. Overall the site is not cluttered because of the overall size of the yard and there is a sense of openness comparable to a working farmyard.

5.10. As part of their planning assessment the applicant has undertaken a comparison of existing and proposed development. The applicant has considered the volume, the footprint, the hardstanding and the green space and this is represented in Table 1 of the Planning Statement, p 29. However the officer calculation for the footprint comparison is not consistent with the information provided within the applicant's table. The applicant has subsequently acknowledged the error and provided updated information.

5.11. However the applicant's table only includes the open market housing (4 detached units and 6 terraced units). The affordable housing (5 terraced units) has been excluded from the assessment.

5.12. In your officer's opinion any assessment of the impact upon the openness of the site would need to take into account all the buildings, structures and hardstanding to be demolished and **all** the built development being proposed for the site.

5.13. The updated table is produced below but excludes the impact of the affordable housing

	Existing	Proposed	Difference	% Change
Volume	4104m ³	7574m ³	+3470	+77%
Footprint	878m ²	788m ²	-90m ²	-10%
Hardstanding	3380m ²	2570m ²	-810m ²	-24%
Green space	2132m ²	3450m ²	+1318	+62%

	Existing	Proposed	Difference	% Change
Footprint Officer recalculation of footprint including all proposed development	838m2	Detached housing 544m2 Terrace 423m2 Affordable terrace 270m2 Total 1246m2	+ 408m2	+49%

- 5.14. The information provided indicates that, even without the affordable housing taken into account, there is a significant increase in the volume of the built development being proposed. This is not surprising, given that many of the existing structures around the site are single storey. The agricultural barns are the main buildings with any volume. Therefore the introduction two and three storey houses will inevitably increase the volume of development over the site. When the affordable housing units are included in the assessment the overall volume of the buildings again increases but has not been recalculated. The officer calculations of the footprint of built development (including the affordable housing) increases quite significantly over the footprint of the existing development.
- 5.15. The proposal will result in the loss of ramshackle agricultural buildings and the removal of the various outbuildings/containers and open storage. But this will be replaced by a spread of residential development across the whole site area.
- 5.16. It is evident from this analysis that the built form will increase, in terms of both footprint and volume, across the site as a result of the whole development. The proposed development will have a greater impact upon the openness of the Green Belt than the existing development. This impact is also unacceptable when tested against the slightly lesser requirement of the NPPF “to not cause substantial harm to the openness of the Green Belt” which is triggered when the site contributes to meeting an identified affordable housing need. Substantial harm will be caused.
- 5.17. The proposal does not meet the criteria of para. 145 g) and therefore must be considered inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Furthermore residential development in this rural location would conflict with one of the five purposes of the Green Belt namely: to assist in safeguarding the countryside from encroachment.

Housing supply and need

Adopted Local Plan (ALP): H2 (Housing Allocations), H4 (Phasing of New Housing Development), Core Strategy: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS12 (Housing provision)

- 5.18. Currently, the Council can demonstrate a five year supply of housing against local housing need. 8.5 years of housing supply can be demonstrated.
- 5.19. Paragraph 73 of the new NPPF published in July 2018 sets out that “Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”. The most recently adopted strategic housing policies for Wycombe District are in the Core Strategy which was adopted in 2008 and as such they are more than five years old.
- 5.20. The Council submitted the new local plan for examination in March 2018 based on the Objectively Assessed Need (OAN) as set out in the Housing and Economic

Development Needs Assessment (HEDNA) Addendum. The plan has been subject to a number of hearing sessions, however, at this stage it still remains the case that until the Council adopts the Local Plan full weight cannot be given to the housing requirements set out in the Local Plan. However the publication of the Main Modifications to the Plan (expected shortly) will give an indication of the Inspector's 'direction of travel' and when the Inspector's report is received very substantial weight can be attached to the housing requirements set out in the Local Plan.

- 5.21. As such until the Local Plan is adopted, local housing need is calculated using the standard methodology as set out in the NPPG. The minimum annual local housing need for Wycombe in 2019 is 453 dwellings per year.
- 5.22. The most up to date published data on housing supply is contained in the Interim Position Statement on Five Year Housing Land Supply (January 2019), to be published shortly, which sets out an update to the position in the Annual Monitoring Report published in March 2018. This shows a supply of 4,018 dwellings against a requirement, including a 5% buffer in line with NPPF paragraph 73, of 2,378 for the period 2017-22. This amounts to an 8.5 years supply.
- 5.23. The Council will update its 5 year housing land supply assessment further in due course, including updating the assessment to a 31st March 2018 base date, taking account of any Government policy changes and progress with the Local 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)

- 5.24. The site is within the Chilterns AONB and as such is considered a designated rural area. The current affordable housing policy CS13 threshold is 5 units or more, the emerging policy DM24 threshold is 6 or more and the NPPF 2018 policy at para 63 indicates 5 units for designated rural areas. Overall there are fifteen units on the site (10 for sale and 5 for affordable housing provision) which means that there is a requirement for affordable housing provision on site.
- 5.25. The existing lawful development certificate has established that the site is in a lawful commercial use. The affordable housing policy (CS13) requires on sites last used for business that the Council will aim to achieve at least 40% of total bedspaces within affordable dwellings.

Units	Bedrooms	Bedspaces	No of units	Total no of bedspaces
Affordable units	2	4	5	20
Detached - for sale units	4	8	4	32
Terrace - for sale units	3	6	6	36
Total			15	88
Bedspace requirement				(88 X 40%)=35.2

- 5.26. There is a requirement for 35 bedspaces to be within affordable units. The proposal provides for 20 bedspaces within affordable units and this is insufficient to comply with the policy. This is a 23% provision as opposed to the requirement for 40% provision.

- 5.27. Any affordable housing requirement would need to be split 80/20 – affordable rent/shared ownership. This could be secured by S106 agreement if there was a policy compliant scheme proposed.
- 5.28. The site provides for a mix of housing size and type. There are 2, 3 and 4 bedroom units proposed and this is sufficient to meet the requirements of the policy in terms of the mix.

Employment issues

ALP: E2 (Existing business parks), E3 (Employment areas)

CSDPD: CS11 (Land for business)

DSA: DM5 (Scattered business sites)

New Local Plan (Submission Version): CP5 (Delivering Land for Business),

- 5.29. The site is currently occupied by small businesses and benefits from a Certificate of Lawful Use. Policy CS 11 provides the strategic policy framework for meeting the needs for business. In this instance the land would be recognised as a small scale business development that supports the rural economy. Policy DM5 provides the detailed policy framework to protect such scattered sites.
- 5.30. Such sites are a valuable part of the employment land portfolio in the District and they provide important small scale local employment opportunities and often offer small units suitable for start-up businesses. The policy does allow for a degree of flexibility if it can be demonstrated that the re-use of the site for business purposes is no longer practical. In this instance the applicant has indicated that no marketing has been carried out. Moreover the applicant seeks to rely on the requirement within the NPPF at Section 11 that promotes the effective use of land. In particular, they argue that Council's should support proposals to use retail and employment land for homes in areas of high housing demand. In their view the overriding need for housing outweighs any policy requirement to demonstrate that the site is not practicable for employment generating purposes.
- 5.31. Furthermore the applicant argues that it is a poorly located employment site being in close proximity to residential properties although there is no evidence presented to demonstrate that this causes conflict with local neighbours.
- 5.32. The former farmyard has been in commercial use for a considerable time. A certificate of lawful development was granted in 2008 and again in 2013 demonstrating that the site had been in commercial use for at least 10 years prior to both of these dates. There is no indication from neighbour representations that there is any conflict between the commercial use and the neighbouring residential properties.
- 5.33. There are no specific circumstances presented and evidenced in the supporting information which indicate that the requirements of policy DM5 should not be met. The arguments presented are more general arguments and could apply to many scattered business sites. Such sites have an important economic function and the policy allows for a flexible approach towards redevelopment which is consistent with the NPPF.
- 5.34. The failure to provide adequate marketing evidence to support the loss of the business site means that the proposal fails to comply with policy DM5. Furthermore the site is currently occupied by businesses and it is unlikely that the Council would support the loss of this site without evidence to indicate why it is impracticable for employment generating uses.
- 5.35. . The proposal is contrary to policy DM5.

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)

- 5.36. There are currently two access points serving the site. The southern access would be used for vehicle access, the other access would be for pedestrians. The Highway Authority are satisfied that the proposal would reduce vehicular movements and the arrangement is acceptable in principle.
- 5.37. The visibility splays can be achieved within the publically maintained highway.
- 5.38. The 37 parking spaces are of an adequate size and comply with the Buckinghamshire Countywide Parking Guidance.
- 5.39. The Highway Authority have no objection subject to a number of conditions being imposed.

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)

- 5.40. There is an objection to the proposal in terms of urban design because the development is detrimental to the character of Great Kimble, and to the AONB and Green Belt.
- 5.41. The site is on the edge of Great Kimble, a scarpfoot village within the Chilterns AONB. As described in the Chilterns Buildings Design Guide (CBDG) such villages are often nucleated and compact, with an obvious centre. (p 18) This pattern is evident in Great Kimble which consists of a small number of individually designed detached and semi-detached cottages/buildings clustered informally, addressing a short stretch of Church Lane, with the Manor at one end, and the church and pub at the other. Building and garden sizes vary widely within the settlement. Buildings are detached and individually designed, clustered around and addressing the roads. The larger buildings occupy correspondingly larger gardens which therefore provide an appropriate setting, and which also accommodate robust structural planting. This planting forms a wooded backdrop to the settlement, filtering and softening views of the larger buildings, and of the settlement generally, from the escarpment and beyond. As with other smaller Chilterns settlements, this arrangement helps the settlement sit more comfortably within its wider landscape setting.
- 5.42. The CBDG makes provision for good quality contemporary development, such proposals should be 'in harmony with their site and the surrounding buildings and countryside' (p29). The CBDG identifies a number of ways in which the character of Chilterns scarpfoot settlements are typically eroded, including new housing estates which are 'of uncharacteristic layout and design, out of context with their surroundings and unsympathetic to the adjacent village' (p 18).
- 5.43. The proposed development is representative of an unsympathetic approach. It consists of a scheme of contemporary architectural design of two terraces, which are uncharacteristic in the area, and four identically designed detached dwellings arranged regimentally with their backs to the lane behind. A significant proportion of the remainder of the site would be taken up by large areas of hardstanding to

accommodate the parking required to serve the number of dwellings proposed, as well as, associated outbuildings and retaining structures. All of this would take up a significant proportion of the site in a way which is not characteristic of the area.

- 5.44. This development of 15 dwellings would nearly double the number of dwellings in Great Kimble, and as a result would represent a notable change to the character of this settlement. Existing trees on the edge of the site are proposed to be retained and, if retained would screen the proposed development from views and lessen the negative impact on the character of Great Kimble. However these trees are highly likely to come under significant pressure for reduction or felling due to lack of scope for sunlight to the small garden/amenity spaces and close proximity to the proposed dwellings. Loss of these trees would expose the proposed buildings and associated close board fencing, outbuildings and other residential paraphernalia to view, to the detriment of the character of Great Kimble and the AONB.
- 5.45. The number of units proposed on this sloping site, at the foot of the escarpment, and the associated need for functional amenity space means the level changes cannot be accommodated within soft planted areas. Instead, the development, requires a significant number of retaining walls as illustrated in drawing number 17 520 PL15, North East - North West Section. Such retaining walls would be hard and urbanising features which again would be highly uncharacteristic of Great Kimble. This is also contrary to C4 (Take full advantage of the design opportunities afforded by sloping sites, minimising the use of retaining walls and level terraces) of the Residential Development Guidance which seeks to ensure that sites does not use ugly retaining walls.
- 5.46. There is no independent/outside access to rear garden areas for units AF 1-5, which means that garden waste and bikes would need to be taken through the house, and in the case of bikes, up a short flight of stairs, an inconvenient and unreasonable expectation of future residents.
- 5.47. Consequently the development is contrary to policy CS19 and also to the Residential Design Guidance.

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)

- 5.48. The site is well screened and the relationship with neighbouring properties is acceptable.
- 5.49. While the distance between the four detached houses and the set of six terraced units is less than 25 metres in places it is a front to front relationship which is a more acceptable relationship.
- 5.50. On balance the impact upon existing and future residents is acceptable.

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)

- 5.51. The Control of Pollution team raise concerns regarding the proximity of a busy road, A4010, and the likely noise levels that would be experienced by future residents. This, however, could be overcome by a condition requiring a scheme for sound insulation. This has been accepted by the applicant.

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)

- 5.52. Initially insufficient information was submitted to enable the Lead Local Flood Authority to complete a sustainable drainage strategy (SuDS) appraisal.
- 5.53. During the course of the application a drainage strategy was submitted. This required a number of revisions. Latterly the information submitted has been considered acceptable and the Lead Local Flood Authority removed their holding objection subject to a number of recommended conditions.

Landscape and visual Impact

ALP: L1 (Chilterns Area of Outstanding Natural Beauty),

CSDPD: CS17 (Environmental Assets)

New Local Plan (Submission Version): CP9 (Sense of place), DM30 (Chilterns Area of Outstanding Natural Beauty) DM32 (Landscape character and Settlement Patterns)

- 5.54. The Chilterns Conservation Board consider that the development represents major development in the AONB. However this is not a view that is supported by officers. (It should be noted that the word “major” in this context does not mean a development of more than 10 dwellings).
- 5.55. The Conservation Board have expressed detailed concerns that the development has a negative impact upon the landscape character and special qualities of the surrounding AONB.
- 5.56. The landscape and visual impact assessment demonstrates the site is generally visually well contained in both close and wider views although there are some views into site from public right of way which runs adjacent.
- 5.57. The site is located in a deeply historic landscape with several archaeological notification sites in the very near vicinity, a Site of Special Scientific Interest, preserved trees and may historic buildings in the small Great Kimble settlement. The character of residential buildings in the immediate vicinity is detached dwellings in large plots in mature landscape settings. Although the barns, storage units and material storage areas may not be considered, by some, to be aesthetically attractive they are fairly typical of farm developments and not completely out of place in a rural landscape such as this.
- 5.58. The principle of change of use to residential does offer some benefits in terms of reducing hardstanding and removing some of the more industrial looking units such as containers and reducing contamination etc. However, the proposed regimented layout of two rows of terraced housing and four identical detached houses on small plots is highly out of character with the surrounding settlement. Although the building design is interesting it does not respond to local character or respond to the local identity as required by development in the AONB.
- 5.59. The proposal fails to conserve the landscape and scenic beauty of the AONB and is contrary to L1 of the Local Plan and CS17 of the Core Strategy and DM30 of the New Local Plan – submission version.

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)

- 5.60. An ecological appraisal was conducted for the site which was satisfactory. A reptile survey should also be conducted because the site is suitable for reptiles. However this could be secured by condition.
- 5.61. The information submitted is acceptable and the additional information necessary could be required by condition. An ecological mitigation and enhancement plan would also be necessary to ensure that the recommendations in the Ecological Appraisal could be implemented.

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)

- 5.62. 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)

- 5.63. The development is a type of development where CIL would be chargeable.
- 5.64. 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.
- 5.65. The Planning Obligations SPD sets out the Local planning Authority's approach to when planning obligations are to be used in new developments.
- 5.66. Having regard to the statutory tests in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that the following planning obligation(s) are required to be secured within a section 106 agreement:
- (a) Affordable housing

Weighing and balancing of issues – overall assessment

- 5.67. 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.
- 5.68. 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

- 5.69. As set out above it is considered that the proposed development would conflict with a number of development plan policies.
- 5.70. In considering other material considerations, the proposal has also been assessed against the policies of the NPPF and found to be in conflict with a number of those policies as well.
- 5.71. The report recognises that the Council can demonstrate a five year supply of housing sites. The relevant housing policies can be considered up to date.
- 5.72. As set out above, in addition to the harm by reason of inappropriate development harm would also result in respect of Green Belt openness and purposes. Further harm would arise to the landscape character and visual appearance of the area, and in particular to the Chilterns AONB. There would also be harm to the place making and the failure to deliver sufficient affordable housing. This amounts to a very substantial level of harm.
- 5.73. The following are put forward by the applicant as a case of very special circumstances:
- a) Redevelopment of brownfield site (cessation of use) – which is incompatible with its Green Belt location and a potential source of noise.
We would respond that the redevelopment would cause substantial harm to the openness of the Green Belt. Furthermore there is no evidence that the existing uses are incompatible in this location.
 - b) Provision of housing
While the applicant disputes this, the Council's position is that it has a 5 year housing land supply. The most up to date information shows a supply of 4,018 dwellings against a requirement, including a 5% buffer of 2,378 for the period 2017-22. This amounts to an 8.5 years supply.
 - c) Reduction in volume hardstanding and volume in the Green Belt.
The applicant's calculations exclude the affordable housing units. Whereas there may be a reduction in hardstanding there is a very considerable increase in the total volume of development on the site.
 - d) Broad location for housing – Kimble.
The site was put forward in the call for sites however it was discounted at an early stage. The site does not meet the criteria identified in the emerging Local Plan policy RUR6.
 - e) Provision of affordable housing.
On site affordable housing is being provided however it is less than the 40% policy compliant level that would be required. The level would equate to 23% provision.
 - f) Increase biodiversity and landscaping.
The applicant has not been willing to undertake a biodiversity accounting exercise which would allow quantification of the increase in biodiversity. Furthermore there is a requirement for more survey work to be undertaken. Any mitigation and enhancement measures would need to reflect the full findings of all survey work. At this time it is difficult for this to be quantified. The landscaping would be an improvement to the site but no more than would be required from good development and cannot be regarded as a very special circumstance.
 - g) Reduce movements of large vehicles.
A reduction in vehicle movements is expected from the site and this will provide a benefit.
 - h) Provision of a CIL payment towards local services.
- 5.74. Officers conclude that these considerations fall significantly short of clearly outweighing the very substantial harm identified. In addition, having regard to all issues set out above the adverse impact of the proposal significantly and

demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.

Equalities Act Duties

- 5.75. 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: Application Refused

- 1 The construction of new buildings in the Green Belt must be regarded as inappropriate development unless it can be considered as one of the identified exceptions (paragraph 145 of the NPPF 2018). The site is previously developed land, however, the scale of the re-development causes substantial harm to the openness of the Green Belt and must be considered as inappropriate development. Inappropriate development, within the Green Belt, is by definition harmful to the Green Belt and should not be approved except in very special circumstances. The residential development will cause significant harm to the openness of the Green Belt and will lead to encroachment into the open countryside which is contrary to the purposes of the Green Belt. Although there are existing former agricultural buildings on the site the new development will result in an increase in the built form over the site which will cause significant harm to the open character of the site and will change the visual character from a rural setting to a more urban setting which will harm the visual amenity. The very special circumstances presented are not considered to outweigh the significant harm to the Green Belt by reason of inappropriateness and the other harm identified. The development is contrary to the National Planning Policy Framework 2018 (paras 144 & 145), Adopted Core Strategy (July 2008) Policy CS2 (Main Principles for the Location of Development) and Policy CS9 (Green Belt) and Policy GB2 (Development in the Green Belt) of the adopted Wycombe District Local Plan to 2011 (As saved, extended and partially replaced) and DM42 (Managing Development in the Green Belt) of the New Local Plan - Submission Version 2018.
- 2 The proposal fails to conserve the landscape and scenic beauty in this Chilterns Area of Outstanding Natural Beauty. It fails to protect the rural character of this part of the District and fails to respect the character and sense of place of villages and hamlets and the setting of this part of the AONB. As such the development is likely to damage the special character, appearance and scenic beauty of this landscape. As such the proposal is contrary to the National Planning Policy Framework (paras 172); Policies CS2 (Main Principles for the Location of Development), CS7 (Rural settlements and the Rural Areas) and CS 17 (Environmental Assets) of Adopted Core Strategy (July 2008); Policy L1 (the Chilterns Area of Outstanding Natural Beauty) of the adopted Wycombe District Local Plan to 2011 (As saved, extended and partially replaced); Policy DM40 (The Chilterns Area of Outstanding Natural Beauty) of the New Local Plan -Submission Version 2018; the Chilterns Building Design Guide and the Chilterns Management Plan.
- 3 The Local Planning Authority, is of the opinion that the residential development of the site fails:
 - a) to respect the established local character
 - b) to provide a layout and housing types which are sympathetic to the character of the area
 - c) to provide a level of development which could be accommodated within the settlement
 - d) to respect the sloping site and introduces retaining walls which would hard and urbanising features

Therefore the development does not result in a high standard of design and layout that would create a positive and attractive place. This would be contrary to policies CS1 (Overarching Principle - Sustainable Development) and CS19 (Raising the quality of place shaping and design) of the Adopted Core Strategy (July 2008) and Policy G3 (General design policy) and Policy G26 (Designing for Safer Communities) of the adopted Wycombe District Local Plan to 2011 (As saved, extended and partially replaced) and the Residential Design Guidance - June 2017

- 4 The site is a scattered business site within the rural area, and as such provides a valuable part of the employment land portfolio in the District. Such sites provide small-scale local employment opportunities and therefore planning permission will only be granted for residential uses if it has been clearly demonstrated that the re-use of the site is no longer practical. Policy DM5 requires an assessment to demonstrate that the use is no longer practical. No assessment has been undertaken by the applicant and they cannot demonstrate that the site is no longer practical and therefore the site must be retained as part of the employment land portfolio. The proposal is therefore contrary to Policy C11 (Land for Business) of the Core Strategy (July 2008) and Policy DM5 (Scattered Business Sites) of the Adopted Delivery and Site Allocations Plan (July 2013).
- 5 In the absence of a legal agreement to secure the provision of a policy compliant amount of affordable housing, the development would not contribute to the objective of creating mixed and balanced communities. As such the development would be contrary to the National Planning Policy Framework, Policy CS13 (Affordable Housing and Housing Mix) of the Adopted Core Strategy (July 2008) and the Planning Obligations Supplementary Planning Document.
- 6 In the absence of a Neighbourhood Plan for Great and Little Kimble-Cum Marsh Parish the development fails to meet the criteria identified in Policy RUR6 (Great and Little Kimble-Cum-Marsh Parish) namely:
 - a) the site is not within or adjacent to the villages
 - b) the site would introduce a regimented layout of residential development which is out of character with the surrounding development and would have a major impact on the setting of the Chilterns Area of Outstanding Natural Beauty
 - c) the site fails to contribute to the provision of sustainable transport schemes

As such the development is contrary to Policy RUR6 of the New Local Plan - Submission Version 2018.

18/05926/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Clive Harris – Locally the change of use from agriculture to residential is of great concern. In view of the scale of the development, I would like this to be considered at committee.

Parish/Town Council Comments/Internal and External Consultees

Great and Little Kimble Cum Marsh Parish Council

Comments: The Parish Council believe that this application would not comply with the RUR6 Policy contained in the emerging WDC New Local Plan.

Arboriculture Spatial Planning

Comments: The trees on site are subjects of TPO 03/2005. A tree survey has been submitted which identifies a number of trees within the site to be removed, including six category B specimens, however the removals are unlikely to have a significant impact on the public amenity due to their set-back position. It is recommended that an AMS be sought to address tree-related issues during both the demolition and construction phases. For example the removal of existing hardstanding from within the RPAs of retained trees, protecting the trees/soil from contamination during removal of existing buildings and vehicles, pruning operations to allow for access of plant to the site (particularly for trees within the TPO), ongoing site supervision etc. It is also likely that changes to the way in which the land is used may result in future pressure to prune or remove existing trees in order to maintain a harmonious relationship with the new built structures and in response to increased footfall/target concerns. Whilst the decision to permit certain works rests with the LPA, this does not currently apply to all trees on site.

Planning Policy

Comments: The main issues are:

1. Implications/context for the emerging Local Plan and Neighbourhood Plan for Kimble
2. Loss of employment

This site was put forward as a call for sites for the Neighbourhood Plan allocations. This site was filtered out an early stage – it is likely to have been discounted because it is within the Green Belt and AONB and therefore contrary to RUR6 of the emerging Local Plan.

Very few representations received in relation to RUR6 and therefore carries weight. It is clear from this policy that sites are expected to be located within or adjacent to existing settlements and not have a major impact on the setting of the Chilterns AONB. This site doesn't meet either of these two criteria in my view. The proposal would be contrary to RUR6.

Loss of employment

The pre-application advice made it clear that this application was contrary to Policy DM5: Scattered Employment Sites of the DSA. I see no evidence that this situation has changed and would want to see clear evidence that some attempt had been made to market the site for an alternative employment use.

It is noted that the application site is currently in use for employment purposes and this would need to be taken into account in the marketing i.e. it is normally vacant sites that we would expect to see marketing evidence for not ones which are currently occupied.

County Highway Authority

Comments: It is considered that the development would generate fewer vehicular movements. The access arrangements are considered acceptable in principle. No objection subject to conditions.

Ecological Officer

Comments: The habitat on site is suitable for reptiles and so a reptile's survey must be carried out. As the results of this might impact upon the layout if there are particularly important populations on site, and it will impact on the mitigation measures required, this needs to be carried out prior to determination. A biodiversity accounting exercise needs to be undertaken (using the Warwickshire system) so that we have an understanding of what will be lost and what might be gained. Then once the reptile situation is understood and the initial biodiversity accounting has been done. It will be possible to decide whether the landscaping scheme is appropriate in terms of mitigation and enhancement and whether other enhancements are also appropriate. (Officer note: while this would be preferable it is not possible, at this stage, to require a biodiversity accounting exercise to be undertaken and a reptile survey can be secured by condition).

It will be necessary to produce mitigation measures in a Construction Environmental Management Plan. Lighting details should be approved by condition to ensure they will not have a negative impact upon wildlife.

The Chilterns AONB Planning Officer

Detailed comments have been provided by the Chilterns Conservation Board and they recommend that this application should be refused planning permission on the grounds that this site is an unsuitable location for housing, having particular regard to the effect of the development on the landscape character and special qualities of the surrounding Chilterns Area of Outstanding Natural Beauty (AONB), which include its landscape and visual sensitivity in this location. The application constitutes major development in such a location and no exceptional circumstances exist to justify development of this magnitude.

Buckinghamshire County Council (Major SuDS)

Initially objected to the proposed development on the grounds that there is not sufficient information to complete a SuDS appraisal.

Response received on 6th July objecting to the development. Applicant has provided indicative details of proposed drainage strategy. However, further supporting information and demonstration of feasibility is required.

Additional information provided in the SuDS Statement. Response received on 4 September 2018. LLFA has a holding objection to the development due to concerns of the feasibility of infiltration.

Further information was received Ground Investigations Report 3rd August 2018, SuDS Statement August 2018 and SuDS Statement Supporting Statement Sept 2018. The LLFA has no objection subject to recommended conditions.

Natural England

Comments: Statutory nature conservation sites – no objection.

Protected Landscapes – application should be assessed as to whether the proposed development would have a significant impact on or harm the statutory purpose.

Landscape Officers Planning Policy

Comments: LVA demonstrates site is generally visually well contained in both close and wider views although some views into site from PRow which runs adjacent. Site is located in a deeply historic landscape with several archaeological notification sites in the very near vicinity, a SSSI, TPO and may historic buildings in the small Great Kimble settlement. Character of residential buildings in immediate vicinity is detached dwellings in large plots in mature landscape settings

.Although the barns, storage units and material storage areas may not be considered by some to be aesthetically attractive they are fairly typical of farm developments and not completely out of place in a rural landscape such as this. Principle of change of use to residential does offer some benefits in terms of reducing hardstanding and some of the more industrial looking units such as containers and reduce contamination etc. However, proposed regimented layout of two rows of terraced housing and four identical detached houses on small plots is highly out of character with surrounding settlement. Although building design approach is interesting it does not respond to local character or respond to the local identity as required by development in the AONB.

Cadent Gas Ltd Plant Protection Department

Comments: No comments received.

Community Housing

Comments: The site does not appear to be an 'exception' proposal within the Council's saved Policy H14. There is a need for affordable housing in the district and if the proposal meets all of the planning requirements, the houses would assist in meeting the need.

Control Of Pollution Environmental Health

Comments: Noise from the A4010 Aylesbury Road effecting future residents and additional vehicle movements affecting the health of local residents in Air Quality Management Areas. Given these likely effects they would raise an objection unless there is a condition relating to sound insulation for traffic noise and condition requiring electric vehicle charging points.

Thames Water

Public sewers cross or are close to the development. Thames Water would need to check that the development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services provided.

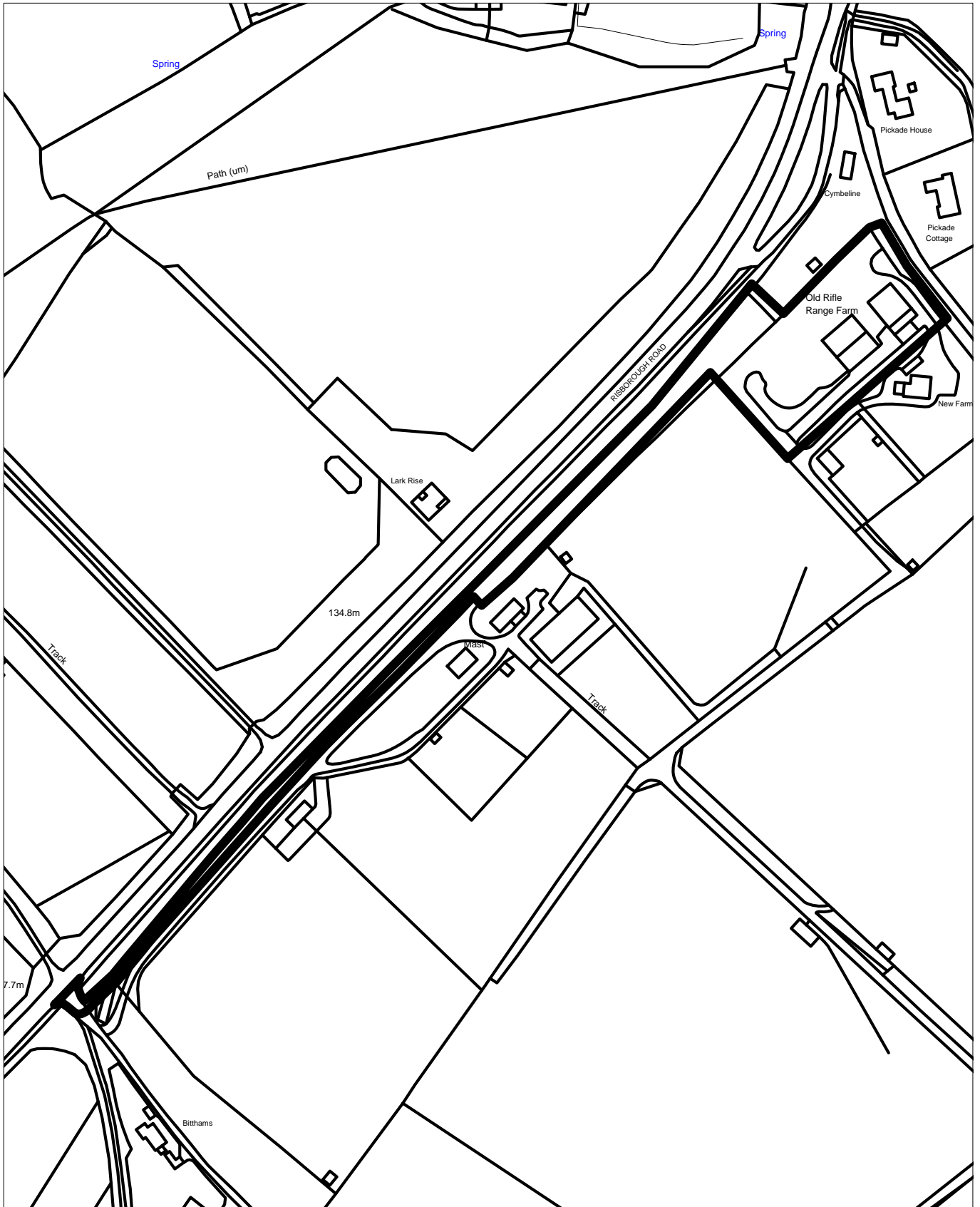
Water comments – no objection.

Representations

6 comments have been received objecting to the proposal:

- This should be considered in conjunction with proposal for an animal shelter into a house. The locations are close and proposals are not compatible
- Site should be tidied up with rubble removed.
- Few vehicles presently use the site – assume therefore there will be a significant increase in traffic despite the traffic evidence suggesting otherwise.
- A plant hire business continues to operate from the site which is not included in the proposal. All traffic will have use the southern access
- Scale of development will damage the AONB
- The entrance and exit to the lane is prone to dangerous accidents due to extreme speeds of traffic from the main road. Not able to support the 37 additional vehicles. Not suitable for the scale of development.
- Additional buildings and traffic will detract from the status and appeal of the AONB.
- Rifle Range Lane is used by daily by walkers, cyclists and horse riders, this development would make the enjoyment of this bridleway and footpath impossible.
- The commercial tenants were unaware of this proposal. Both tenants have invested in their businesses.
- Development will overlook home and garden of Cymberline as it situated at a higher level and will also dominate the property.
- Concerned that additional agricultural buildings will be required by the farm which will then in turn could benefit from change of use.

18/05926/FUL
Scale 1/2500



All dimensions to be checked on site.
Written dimensions to be followed in preference to scaled dimensions.
All errors and omissions to be reported to Architect.

PLANNING

Rev. Date Description Drawn

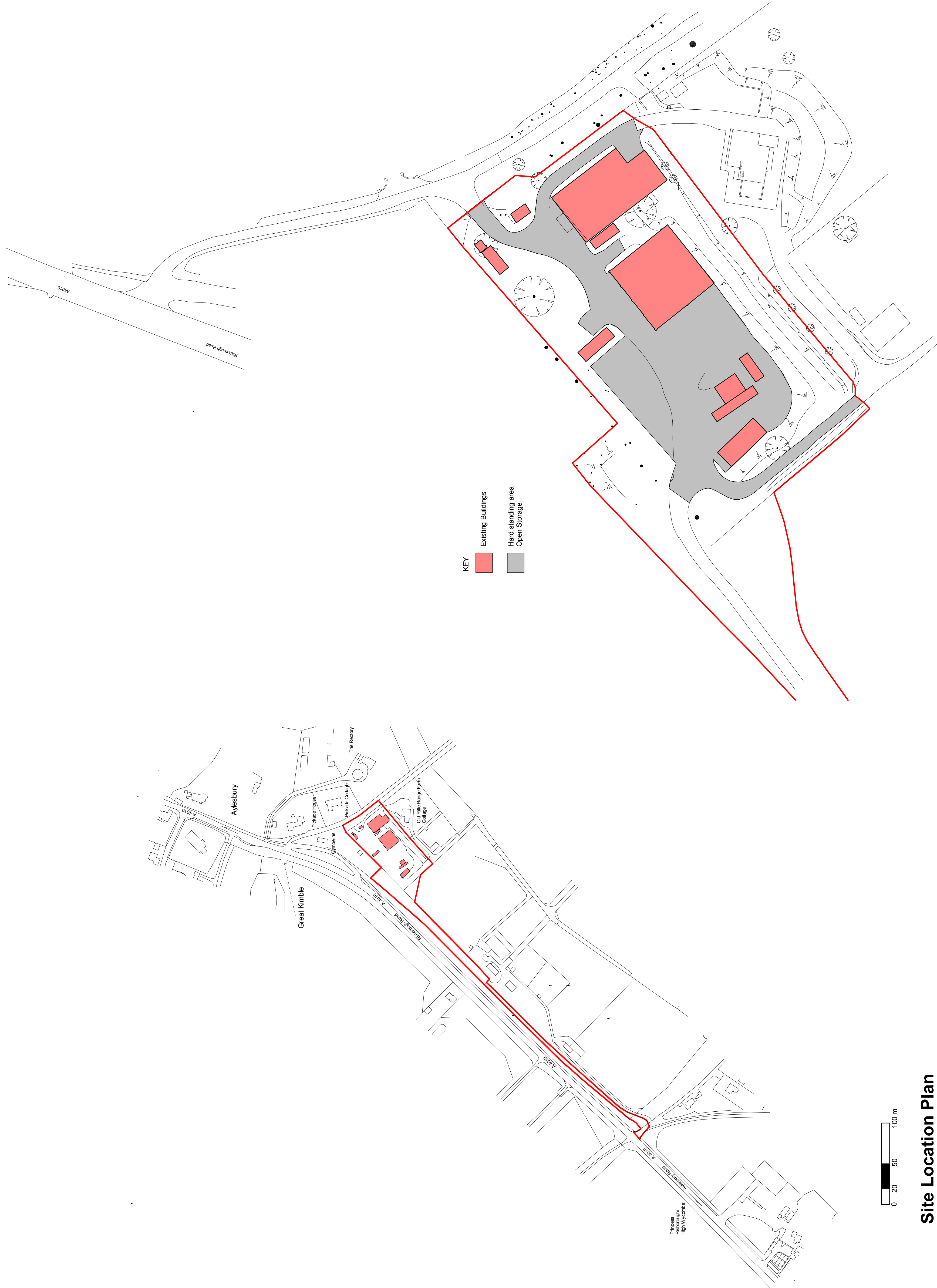


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Buckinghamshire, Web: www.twm2.co.uk
HP13 6JZ

Project Title
Old Rifle Range Farm
Risborough Road, Great Kimble,
Buckinghamshire
HP17 0XS

Drawing Title
Site Location Plan and
Existing Site Plan

Date	Scale	Cad Ref	Drawn	Checked
MAR/16	As indicated	17/520	DC	RC
Drawing No.				
17 520 SV01				

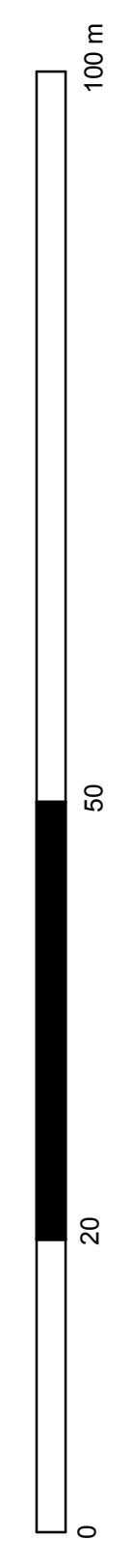


KEY

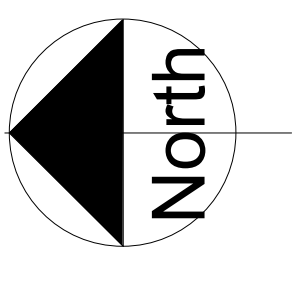
- Existing Buildings
- Hard standing area
- Open Storage



Site Location Plan
1 : 2500



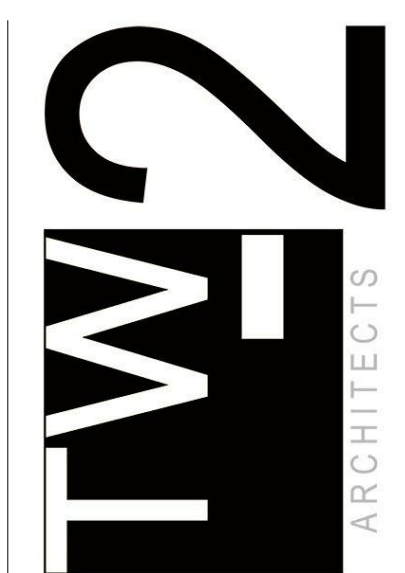
Existing Site Plan
1 : 500



All dimensions to be checked on site. Written dimensions to be followed in preference to scaled dimensions. All errors and omissions to be reported to Architect.

PLANNING

Rev. Date Description Drawn

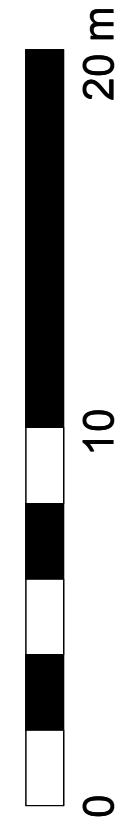
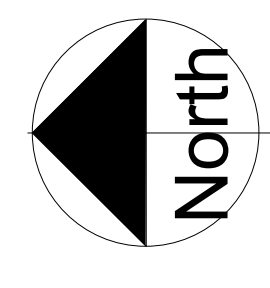


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Project Title
 Old Rifle Range Farm
 Risborough Road, Great Kimble,
 Buckinghamshire
 HP17 0XS

Drawing Title
 Proposed Site Plan

Date	Scale	Cad Ref	Drawn	Checked
MAR/16	1:200	17 520	DC	RC
Drawing No.				
17 520 PL10				



Site Plan
1:200

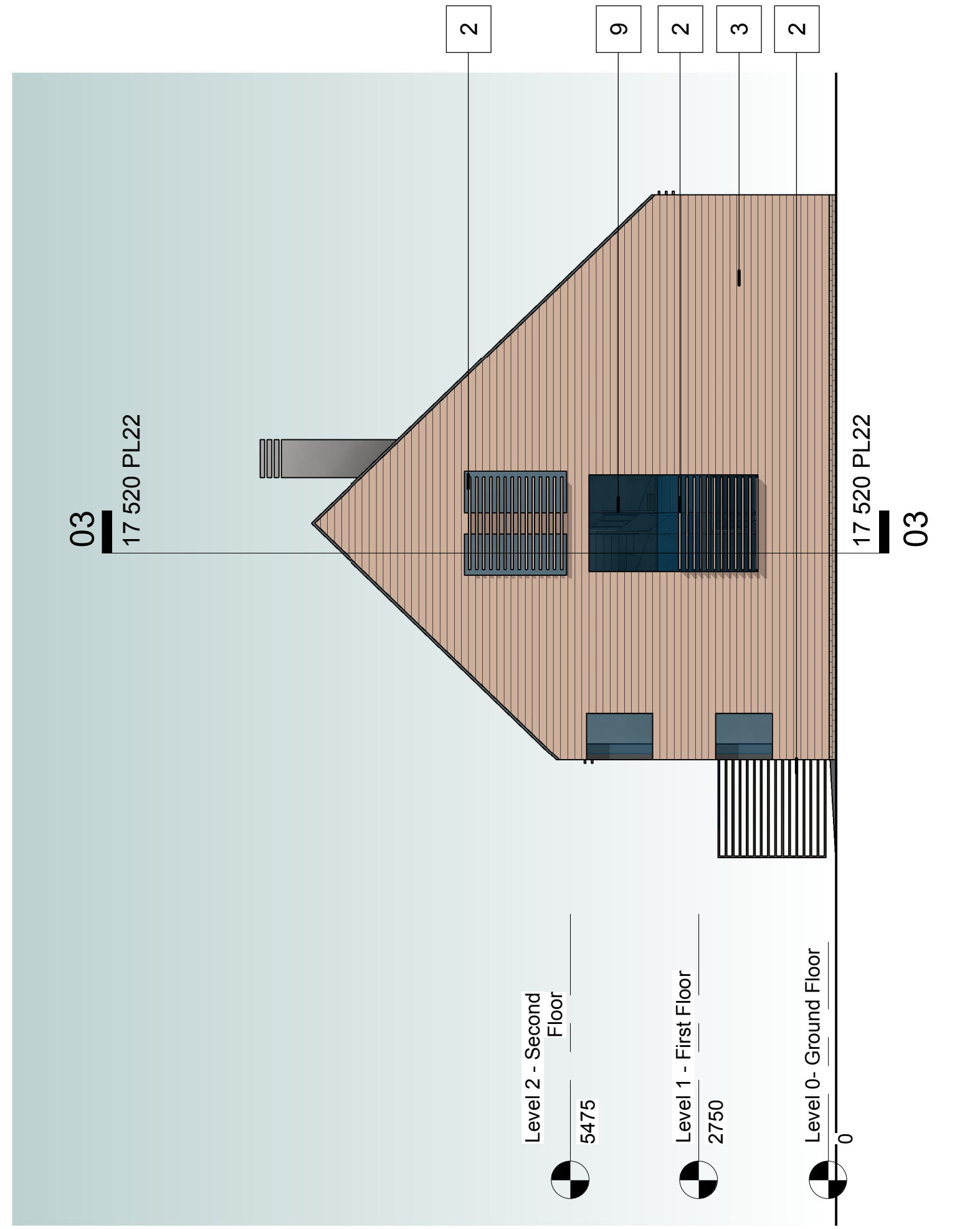
All dimensions to be checked on site.
Written dimensions to be followed in preference to scaled dimensions.
All errors and omissions to be reported to Architect.

MATERIAL KEY

- 1 - FACING BRICKWORK
- 2 - HARDWOOD LOUVRE SCREEN
- 3 - HARDWOOD TIMBER WINDOWS
- 4 - SUN PROFILE METAL WINDOWS
- 5 - METAL ROOF
- 6 - HARDWOOD ROOF
- 7 - HORIZONTAL TIMBER PANEL
- 8 - GLASS BALUSTRADE
- 9 - GLASS SCREEN
- 10 - GLASS CANOPY
- 11 - GLASS FRONT DOOR
- 12 - GLASS SIDE DOORS
- 13 - TIMBER DECKING
- 14 - METAL COPPING
- 15 - BRICK PROFILE
- 16 - SOLAR PANELS
- 17 - ROOF LIGHTS
- 18 - METAL CHIMNEY
- 19 - COBBLES



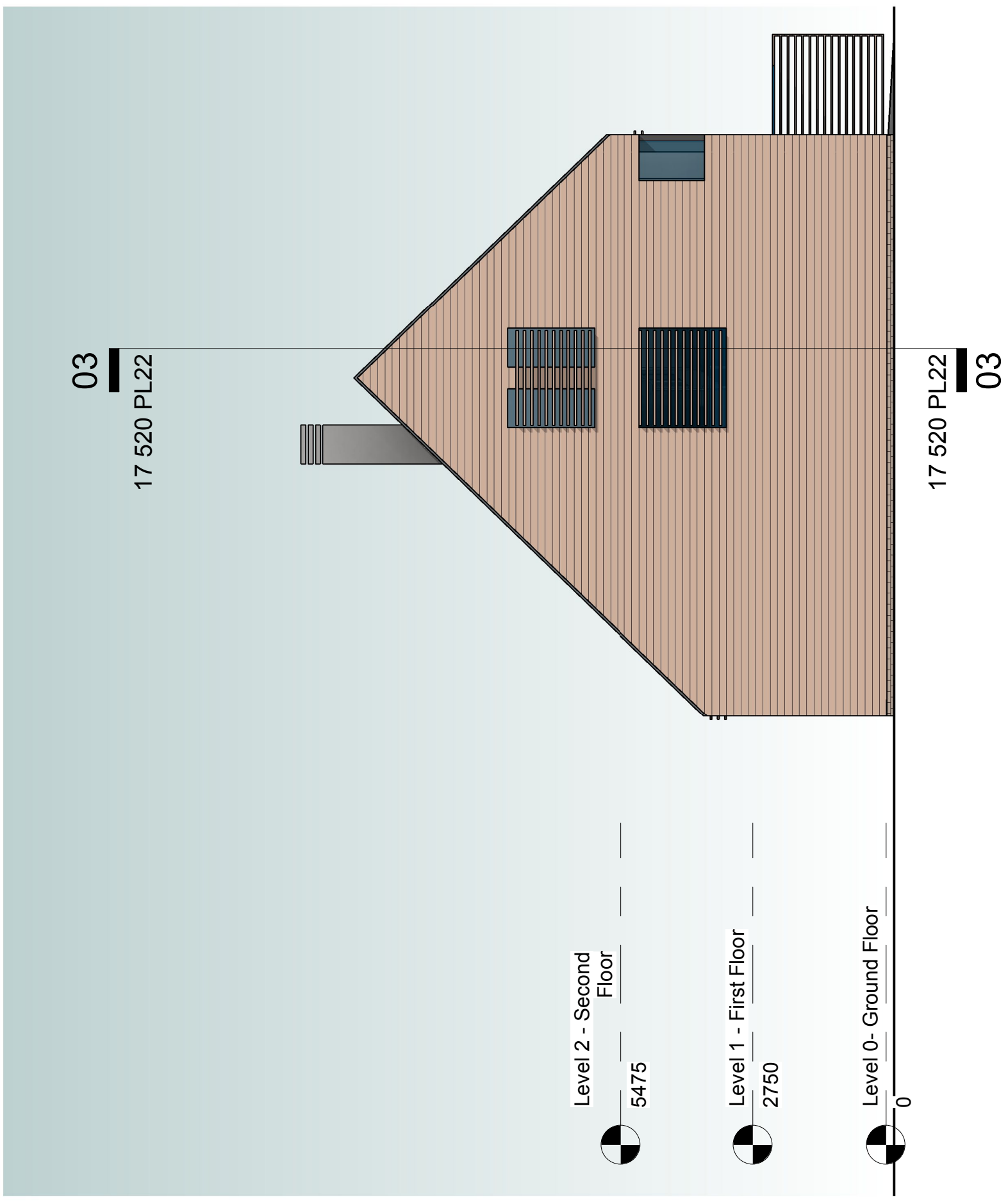
West (Rear) Elevation
1 : 100



North (Side) Elevation
1 : 100



East (Front) Elevation
1 : 100



South (Side) Elevation
1 : 100

PLANNING

Rev. Date Description Drawn



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Project Title
Old Rifle Range Farm
Risborough Road
Great Kimble
Buckinghamshire
HP17 0XS
Drawing Title
Selectable 1 Units 1-6
Elevations

Date Scale Cad Ref Drawn Checked
MAR 18 1:100 17 520 DC RC

Drawing No.
17 520 PL23

All dimensions to be checked on site.
Written dimensions to be followed in preference to scaled dimensions.
All errors and omissions to be reported to Architect.

PLANNING

Rev. Date Description Drawn



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HP13 8JZ

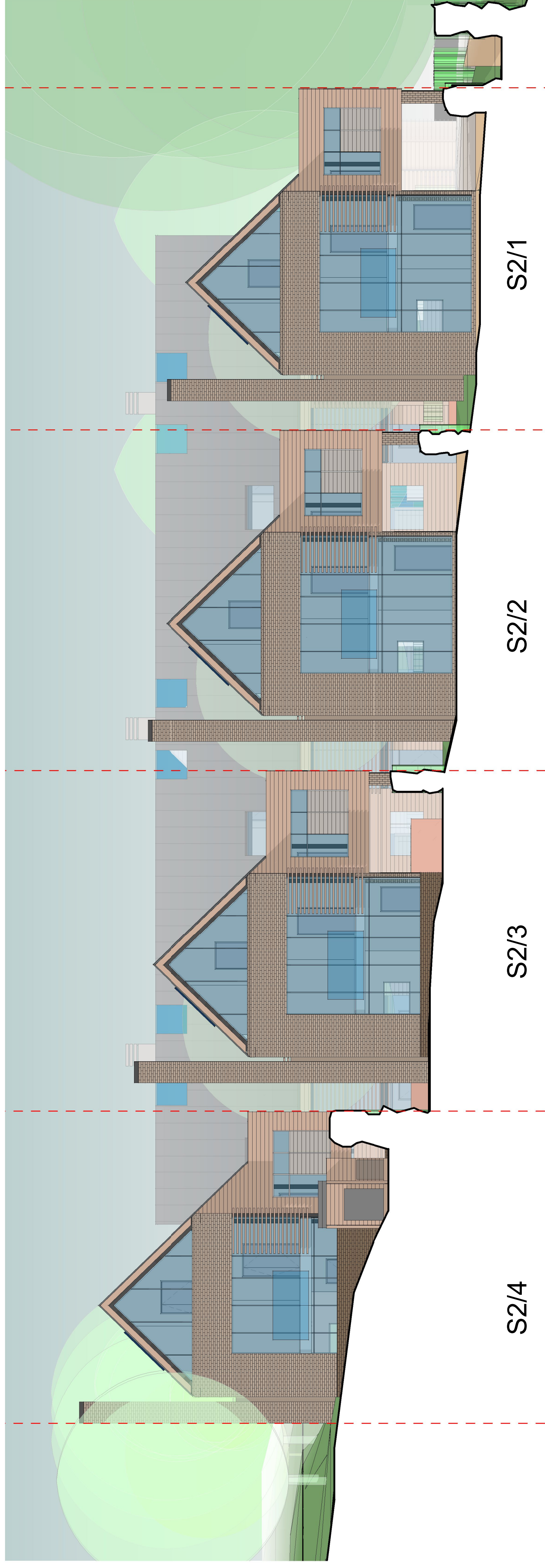
Project Title
Old Rifle Range Farm
Risborough Road, Great Kimble,
Buckinghamshire
HP17 0XS

Drawing Title
Site Elevations Saleable 2
Units 1-4

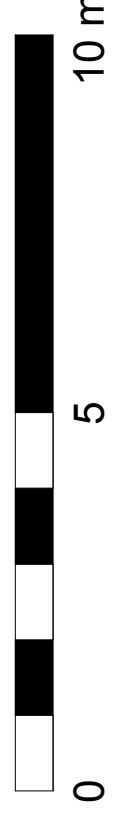
Date: MAR/16 Scale: 1:100
Checked: RC
Cad Ref: 17/520 Drawn: DC
Drawing No. 17 520 PL17



S2 1-4 South - West (Front) Elevation
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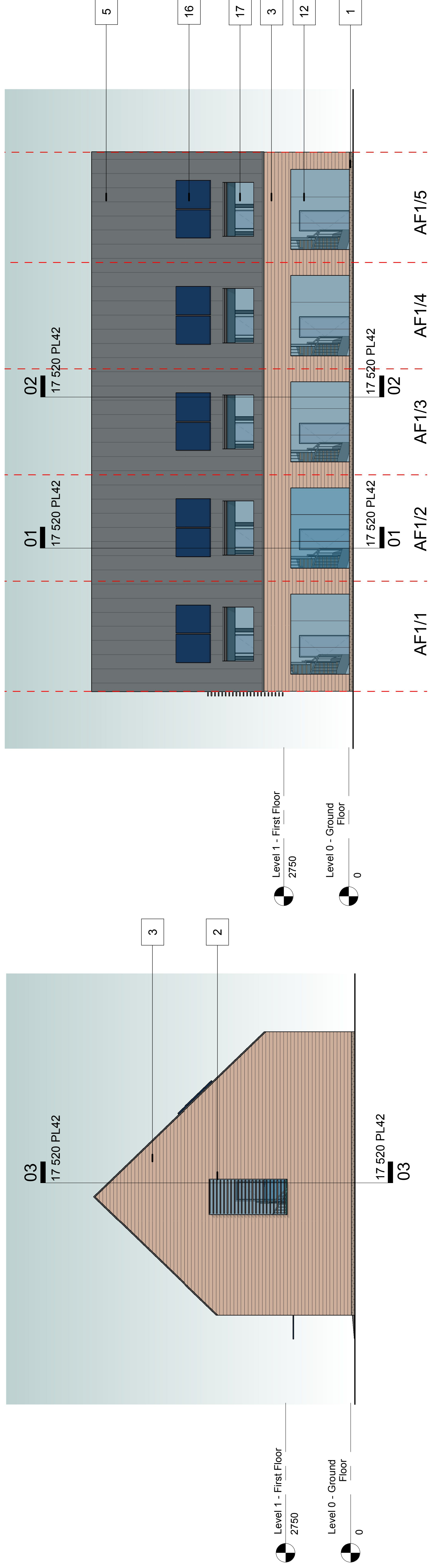
S2 1-4 North - East (Rear) Elevation
1 : 100



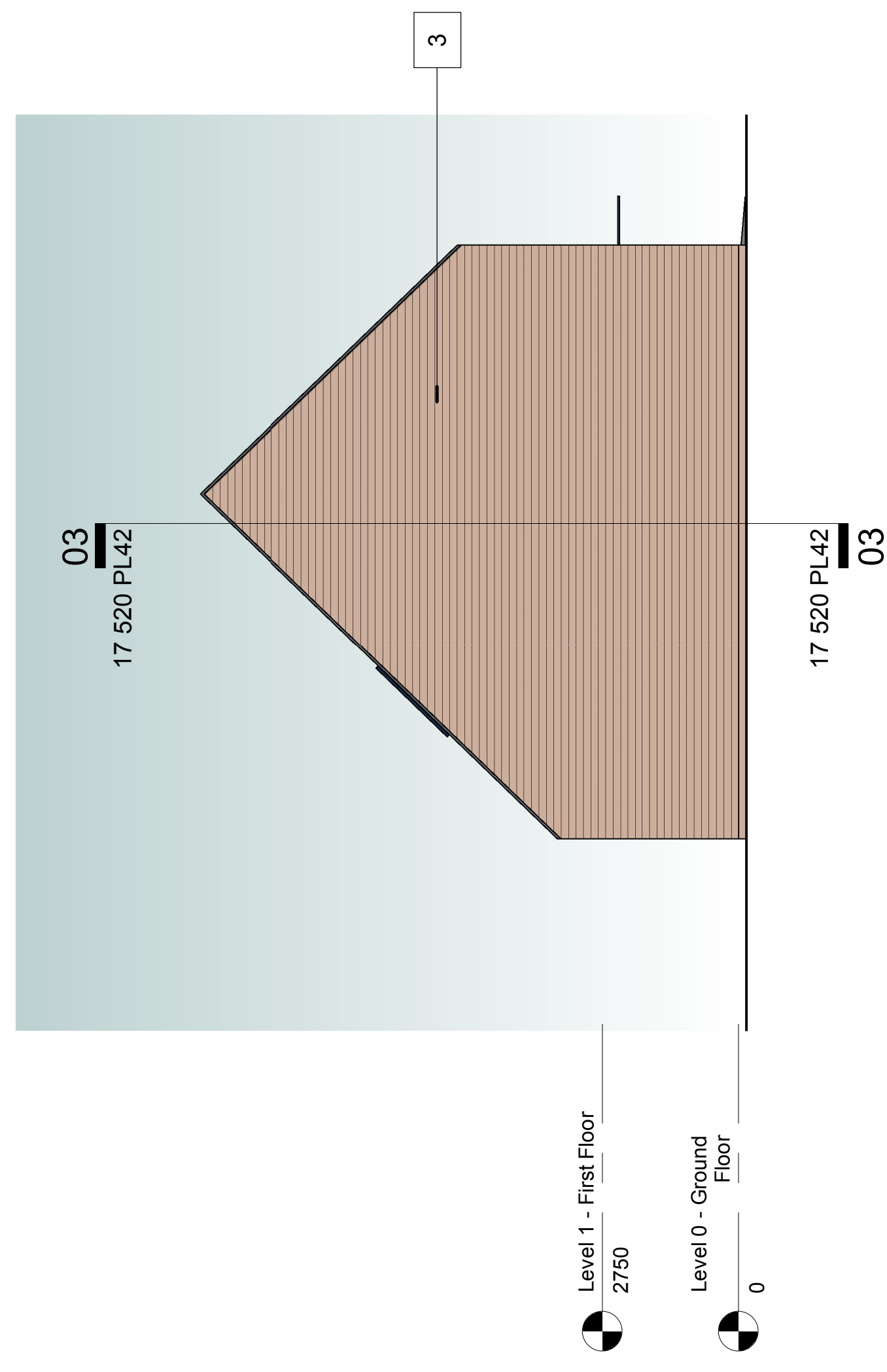
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MATERIAL KEY

- 1 - FACING BRICKWORK
- 2 - HARDWOOD LOUVRE SCREEN
- 3 - HARDWOOD TIMBER CLADDING
- 4 - SUN PROFILE METAL WINDOWS
- 5 - METAL ROOF
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- 16 - SOLAR PANELS
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- 18 - METAL CHIMNEY
- 19 - COBBLES



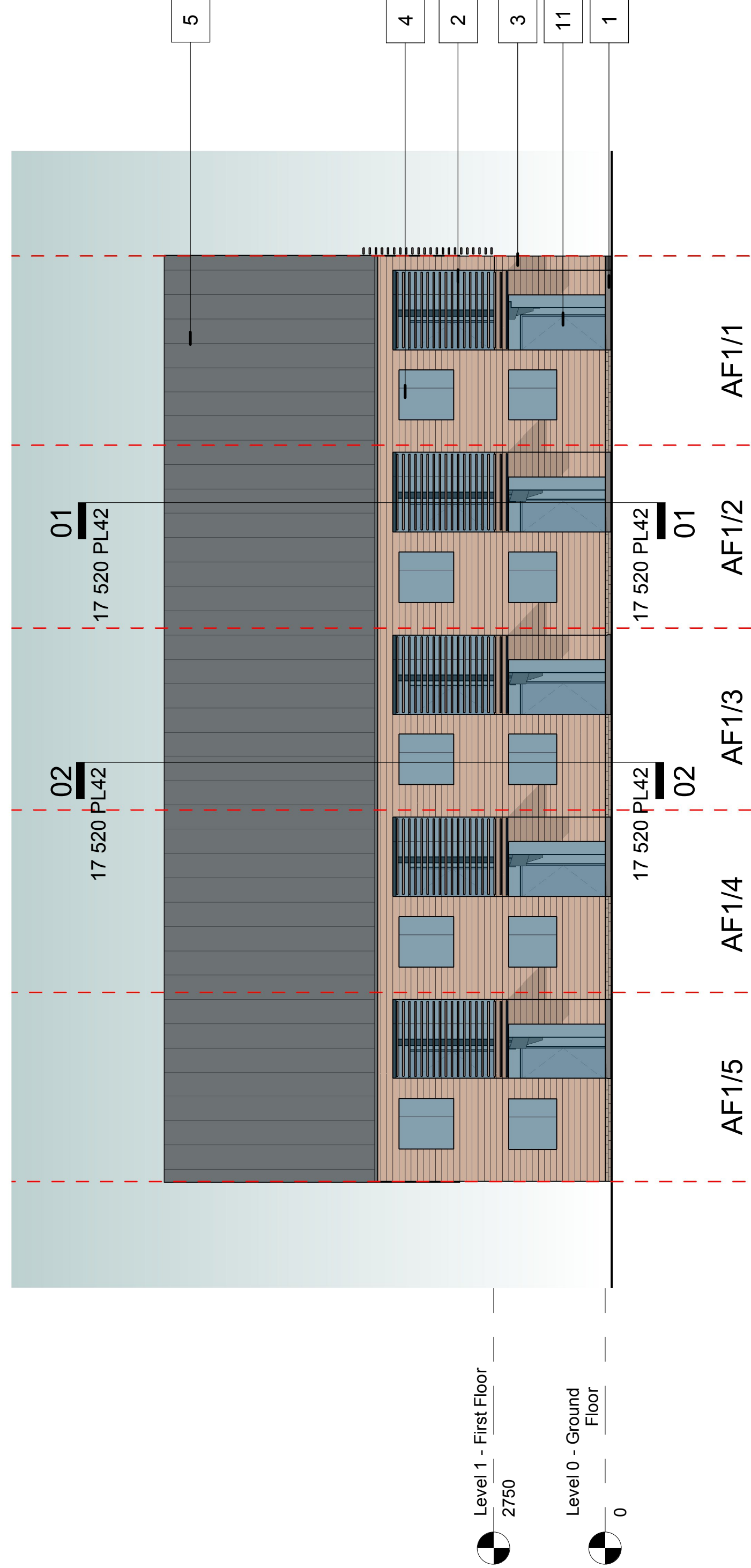
South West (Side) Elevation
1 : 100



North East (Side) Elevation
1 : 100



South East (Rear) Elevation
1 : 100



North West (Front) Elevation
1 : 100

PLANNING

Rev.	Date	Description	Drawn

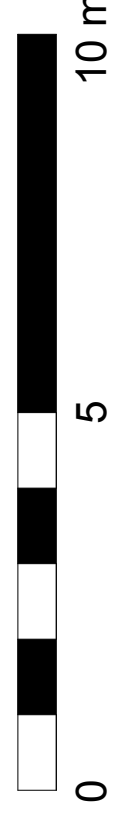


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Project Title
Old Rifle Range Farm
Risborough Road
Great Kimble
Buckinghamshire
HP17 0XS
Drawing Title
Affordable
Units 1-5
Elevations

Date	Scale	Cad Ref	Drawn	Checked
16/08/16	1:100	17 520	DC	RC

Drawing No. **17 520 PL41**



Agenda Item 8.

1. Pre-Planning Committee Training/ Information Sessions

Officer contact: Alastair Nicholson DDI: 01494 421510

Email: alastair.nicholson@wycombe.gov.uk

Wards affected: All

PROPOSED DECISION OR RECOMMENDATION TO COUNCIL

1.1 The Committee note that the next pre-committee training/information session is scheduled for 6.00pm on Wednesday 13 February.

1.2 A presentation has been provisionally 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 10.

Delegated Action Authorised by Planning Enforcement Team

Between 26/11/18-17/12/18

Reference	Address	Breach	Authorised Date	Type of Notice
17/00488/OP	The Paddocks Chinnor Road Chinnor Buckinghamshire	Erection of agricultural building not built in accordance with the plans approved under 15/07055/FUL	12-Dec-18	No Material Harm
18/00157/OP	Gibbons Farm Bigmore Lane Horsleys Green Buckinghamshire HP14 3UR	Alleged siting of 2 shipping containers	12-Dec-18	Planning Contravention Notice
18/00064/OP	10 St Teresas Close Princes Risborough Buckinghamshire HP27 0JH	Without planning permission, the erection of a trellis on top of boundary fence which has a height exceeding 2 metres	12-Dec-18	Enforcement Notice
18/00316/CU	Farm Piece North Mill Road Bledlow Buckinghamshire HP27 9QP	Without planning permission, the carrying out of development comprising: (1) the material change of use of the land from agricultural use to a mixed use made up of agricultural use and residential use, and (2) the erection of a dwellinghouse	12-Dec-18	Enforcement Notice
17/00545/OP	40 Priory Avenue High Wycombe Buckinghamshire HP13 6SW	Without planning permission the erection of a canopy and a detached outbuilding	12-Dec-18	Enforcement Notice
18/00031/CU	Timber Yard Main Road Walters Ash Buckinghamshire	Without planning permission the material change of use of the Land from agricultural to car park/storage and laying of hardstanding facilitating the unauthorised use	12-Dec-18	Enforcement Notice
17/00556/OP	27 Salisbury Road High Wycombe Buckinghamshire HP13 6UL	Without planning permission the insertion of front and rear dormer windows	12-Dec-18	No Material Harm
17/00155/OP	5 Hobart Close High Wycombe Buckinghamshire HP13 6UF	Without planning permission the insertion of side window	12-Dec-18	No Material Harm