

**18/08040/FUL**

**Consultations and Notification Responses**

Ward Councillor Preliminary Comments

**Councillor L M Clarke OBE** – The application does not follow the agreed WDC Local Plan in that where an application is to introduce car parks, they must be multi storey and not a surface car park. Please bring to Committee for determination if you are minded to approve. Also I request a site visit.

Internal and External Consultees

**County Highway Authority**

Comments: No objection subject to planning conditions relating to alteration of access and that off-site highway works for a partial one-way system for East Richardson Street are implemented.

Although the parking spaces do not accord with the dimensions recommended by the Countywide Parking Guidance they are still larger when compared with historical guidance. Satisfied that they are fit for purpose. The off-site highway works secured as part of the adjacent development will lead to changes to East Richardson Street and how it operates with Westbourne Street. The proposal would not impinge on the function of Westbourne Street or the local highway network.

**Lead Local Flood Authority**

Comments: Holding objection due to insufficient information. Details of the surface water drainage for this phase must be submitted as part of the application.

Representations

**High Wycombe Society** – Object as it makes wasteful use of valuable town centre space. In the recent hearings on the new Local Plan, which is emerging policy, WDC accepted an amendment to new policy DM35: "Where single storey developments or surface-level car parks with nothing above are proposed, these will need to be supported by robust justification and appropriate only in limited circumstances."

We are disappointed that this application takes no apparent account of this policy. Any car park in this location should be multi-storey, or should incorporate other facilities on the upper floors, whether for housing or commercial uses.