

17/07195/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Zia Ahmed – As local councillor I will present the view of local residents. This application must go to planning committee for approval. It has planning issues such as parking, entrance and exit from busy main road, street layout, and local pre-school right opposite.

Councillor Nigel Teesdale – no comment

County Councillor Darren Hayday (West Wycombe) – planning permission should not be granted. Exit/entrance onto New Road is very dangerous. New Road is an important route through the town. Entrance is very near the roundabout. A safety report shows the dangers of this general area. Increased vehicles will increase the risk of accidents and traffic problems.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished

Arboriculture Spatial Planning - No objection

Control of Pollution Environmental Health - There is considerable traffic flow day and night through the area at the front of the property and this will affect the amenity of the future occupiers of the dwelling. There will be a need to attenuate the dB levels inside the property so as to comply with WHO health requirements and BS8233:2014 guidelines, under planning paragraph 123 of the NPPF.

Buckinghamshire County Council (Major SUDS) – The Lead Local Flood Authority (LLFA) initially raised objection on the basis that a surface water drainage strategy had not been provided. Ground investigation was required including infiltration testing. The application was put on hold whilst the land was testing that the drainage strategy prepared. The relevant information was submitted in March and May 2019. The LLFA were re-consulted and removed their objection subject to the imposition of conditions relating to the submission of a detailed surface water drainage scheme, its ongoing maintenance and a verification report that it has been installed as agreed.

County Highway Authority – No objection raised. In summary the County Highway Authority considers that:

- The highway network can safely and conveniently accommodate the vehicular movements associated with the proposed development.
- Appropriate visibility splays can be achieved.
- The proposed access will not have an unacceptable conflict with the roundabout.
- The access at 4.8 metres is sufficient for vehicles to pass.
- The County parking standard for cars and bikes is met.

Mindful of the above, the County Highway Authority raise no objection to the proposed application, subject to conditions in respect of access construction, closure of the existing access, provision of visibility splays and a scheme securing the required parking.

Representations

9 representations received, including 1 from the Sands Residents Association, which can be summarised as follows:

Principle

- Area is dominated by family homes. Flats would be for young singles.
- Proposal would set a precedent for more family homes to be turned into flats.

Design

- Over development
- Visual appearance unacceptable. It dwarf the neighbouring dwellings.
- Design is not in keeping with the area.
- Building will dwarf other property in the area.
- 2.5 storeys is too high.

Amenity

- Detrimental to amenity and privacy of neighbours.
- Unbearable traffic noise.
- Block light to neighbouring dwellings.
- Loss of privacy to neighbouring dwellings.

Parking and highway safety

- The road is dangerous and very busy.
- Limited parking in area.
- No visitor parking.
- Insufficient parking for the proposed quantum of development.
- The proposed access would be very dangerous.
- Construction vehicles would create a significant risk to pedestrians and junction.
- Where will contractors park.
- Impact on Children walking to school.
- Very bad congestion in the area will be made worse.
- Construction workers will be looking to parking their vehicles locally.

Other Matters:

- Flooding is known to be an issue in the area.
- Risk of surface water flooding due to hard standing. The area is prone to surface water flooding.
- What is happening on the land to the rear of the site?
- Wildlife and environmental disturbance – foxes, badgers, squirrels and deer in the area.
- Deer live in the wooded part of the garden at the rear of No.15.
- Additional school places required.