

17/08464/R9OUT

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Maz Hussain – no comment received.

Cllr K Ahmed – Please call to Planning Committee if minded to approve. I have been approached by local residents who feel strongly against the application and I am evaluating whether it should be called to Planning Committee for determination. I feel it should go to Planning Committee by default of the size of the application.

Cllr P Turner – I would like an opportunity to discuss this application before a delegated decision is made with a view to bringing it to Planning Committee.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished

Crime Prevention Design Advisor – no comments received.

Landscape Officer

Grass/lawn strip to western side of site between fence and existing woodland bank - this serves little apparent amenity purpose and would be better planted with a mix of native shrubs and/or non-invasive naturalistic shrubs. [Officer Note: this matter is capable of being addressed at the Reserve Matters stage].

Lawn area to eastern margin between car parking and bank to Extra-care development - in order to minimise visual and lighting impacts from the car park (including cars headlights) upon the adjoining development, this margin should be planted with an ornamental mix of medium/large shrubs, including evergreen species, to provide a significant degree of screening. [Officer Note: this matter is capable of being addressed at the Reserve Matters stage].

Occasional small trees within the mix should also be considered whilst avoiding overshadowing the adjoining development. There is no proposed fencing at the site's eastern boundary - the applicant should consider whether safety fencing, as a minimum, is required between the car park and retaining banks to the adjoining Extracare development. Proposals for any such fencing should consider the likely impacts upon visual amenity and, if appropriate, be accompanied by landscaping to screen it from both sides insofar as is possible.

Proposed landscaping to the car park / building frontage is minimal and should be increased to reinforce the residential qualities of the environment.

Communal courtyard and roof gardens is satisfactory.

Arboriculture Officer - No objection. There is little existing vegetation on the site. Tree planting/landscape details should be secured via condition.

Control of Pollution Environmental Health – The EHO has raised concerns in respect of air quality, noise impact on future occupiers, the impact of external lighting on future occupiers and the potential for land contamination. However, it was considered that these issues could be overcome with the use of conditions relating to electric vehicle charging points, the inclusion of acoustic glazing, the submission of a lighting scheme and a watching brief on contamination.

Ecological Officer – the site is of limited ecological value. However, the adjacent bank, which comprises a green infrastructure area is of ecological value.

The recommendations in the ecology report are positive, but they are not adequately specific. This will need to be addressed as the scheme progresses. Provision will need to be made for the removal of Himalayan Balsam.

Details of how trees will be planted in adequate soil volume to ensure the trees reach their potential. This will mean that trees will have access to approximately 30m³ each, (less might be acceptable).

Enhancements to the GI Opportunity Area soul include:

- Resurfacing degraded areas of path,
- Replacement of chain link fencing with steel parkland type fencing,
- Some sympathetic vegetation management including cutting back of some of the Old mans beard (*Clamatis vitalba*), removal of *Lonicera nitida* at the top of the track, and some tree surgery to some of the trees.
- Some of the open areas on the bank would benefit from cutting back and planting medium sized native trees (e.g. Field maple, Hazel, Whitebeam).
- Litter picking needs to be undertaken.
- The block walls to the top of the path could be painted to make them more attractive.
- The fencing at the lower part of the site should be removed or minimised to reduce the feeling of the path being a contained narrow corridor.
- There needs to be a clear legible approach to the start of the footpath with clear signage.

Buckinghamshire County Council (Major SuDS) – Objection was raised in respect of the first stage submission, but later withdrawn following the submission a revised drainage strategy and improvements to the highway drainage. Conditions requiring the submission of a detailed surface water drainage scheme and on-going whole life maintenance and management.

Community Housing – No objection raised.

Environment Agency (south-east) – The Environment Agency initial objection was withdrawn following the submission of the Curtins Supplementary Geo-Environmental Investigation for Bellfield Road, High Wycombe dated 03 May 2019.

They advise that the pulverised fuel ash deposited on the northern and central parts of the site nor the temporary construction works compound have impacted on groundwater quality in the Principal Aquifer under this site. However, there may still be hotspots of contamination within made ground which should be dealt with in an appropriate manner during development. Conditions have been requested relating to unforeseen contamination, piling and to prevent the infiltration of surface water.

County Highway Authority – the County Highway Authority states that the submitted Transport Assessment is considered to be robust. No objection is raised in respect of highway or junction capacity, parking provision or construction management. Conditions have been requested in respect of access delivery, parking provision and delivery of a construction traffic management plan.

Bucks County Council Strategic Planning – no comment.

Conservation Officer Spatial Planning - The Heritage Statement provides an analysis of the surrounding heritage assets and concludes that the proposed development will not impact on their significance. The Council's Conservation Officer agrees with the analysis and confirms that there is no objection to the application on heritage grounds.

Representations:

42 representations have been received (this includes some repeat objections). These can be summarised as follows:

Principle

- Inadequate local infrastructure (schools, nurseries, doctors surgeries, hospitals).
- Provision needs to be made for the retention of affordable housing.

Design

- The building is too high.
- Building is ugly.
- Three or four storeys would be more appropriate.
- Too colourful and out of character.

Landscape and Ecology

- Impact on ecology from building, pollution, noise, footfall and general disturbance.

Amenity

- The Hughenden Quarter has been a construction site for many years. This will add to the disturbance and dust.
- Loss of privacy for properties in Gandon Vale. Only 25m from balconies.
- Loss of views for properties in Gandon Vale.
- Proposed opening hours in the industrial units is unacceptable. Including Sunday opening.
- Green roof top would negatively impact on privacy of properties in Gandon Vale.
- Overbearing.
- Loss of light for dwellings in Gandon Vale.
- Properties in Gandon Vale will be boxed in. Partially subterranean on one side and a tall building on the other.
- Negative impact on the retirement village.
- Detrimental to the physical and mental wellbeing of elderly residents.

Parking and Traffic

- Inadequate Parking.
- Confusion in the planning statement between car and cycle parking spaces.
- Parking displaced into Gandon Vale.
- Inadequate highway capacity.
- Loss of existing parking.
- Object to access to Carousel bus depot being closed.

Other Matters

- Impact on house prices.
- Pictures in Design and Access Statement are misleading.
- Affordable housing is still not affordable.
- Inadequate consultation.
- Damage to surrounding buildings due to settlement.