

19/05601/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Shade Adoh

Comments: As you are aware, there is strong objection to this application. My concern is around the impact on our Green Belt. If you are minded to approve, I would like to call the application to committee please.

Councillor Saddique

I am objecting to this planning application primarily because of its impact on the green belt; the location sits very near to the area of outstanding natural beauty and the building proposed will not be in the character of the neighbourhood. The hamlet sits in a location which has natural beauty which must be protected.

Additionally, this will be development/dwelling in rear gardens of properties in Beacons Bottom which would impinge privacy of existing residents. Further the access road leading to the development is also quite narrow which would be problematic for traffic access which needs to be taken into consideration.

Both Cllr Adoh and Saddique as ward members are therefore conveying the above objection to the application.

Parish/Town Council Comments/Internal and External Consultees

Stokenchurch Parish Council

Comments: Stokenchurch Parish Council resolved to object. The objection was raised on the grounds that the design of the property was not in keeping with the hamlet/surrounding area.

County Highway Authority

Comments: No objection subject to conditions.

Rights of Way and Access

Comments: Not received

The Ramblers Association

Comments: Not received

Control of Pollution Environmental Health

Comments: The set of garages has been built on previously undeveloped land and has occupied this site since the mid/late 1960s for the storage of motor vehicles. As such, there is the potential for ground contamination arising from leaks and spills from fuel and oils associated with general vehicle maintenance. In addition, the application states that this site was previously used as an unlawful builders' yard. Due to the age of the garages, the applicant's attention is also drawn to the potential for asbestos containing material within the building fabric. A watching brief during development is therefore recommended. No objection subject to the following condition - unexpected contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within seven days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Objection subject to condition: Non-Mains Foul Drainage. Details of the method of non-mains drainage shall be submitted to and approved in writing by the Local Planning Authority (LPA). The details shall show compliance with paragraph 020 (Reference ID: 34-020-20140306) of the National Planning Policy Guidance (NPPG) titled 'Are there particular considerations that apply in areas with inadequate wastewater infrastructure?' Should anything other than a package treatment plant be chosen, the applicant will need to submit a drainage assessment to the LPA in accordance with the NPPG. The scheme shall be implemented in accordance with the approved details prior to the occupation of the development.

Arboricultural Officer

Comments: Arb report confirms that there are no trees directly affected by the proposed development, but suggests that additional ground protection may be beneficial within the RPAs of neighbouring trees. This could be dealt with by condition. A number of protected trees have been removed previously along with a duty to plant replacements. This can be dealt with under the landscaping scheme, which is to be secured by condition.

Parish Councillor Neil Watson

Whilst I appreciate the applicant's attempts to satisfy the terms set in the rejection of the previous application, there are still serious objections to this application:

1. This site is in the extreme north-east of the hamlet. Development of it for a house is extending the envelope of the hamlet and the area is Green Belt, which precludes development. I appreciate that there have been garages on the site for a number of years, but these are not habitations, so cannot be considered prior habitable development. A development of a barn or garage would be considered very differently in the green belt to a house so cannot be taken as prior rights.
2. The style of the proposed development is completely out of character for the hamlet: every other dwelling has a pitched roof and is traditional looking (some adjacent properties being very old) - making this style of development inappropriate.
3. Others have expressed concern with the access for heavy lorries to the site: Water End Road / Bricks Lane is a very narrow lane with poor access onto the site. The construction and in particular the removal of large quantities of soil from the site will cause major inconvenience to the local residents.
4. A semi-subterranean design of house might well be at significant risk of flooding - there is a history of an ancient river flowing down the valley and through Beacons Bottom and this could impact the development. Flooding last happened in Jan 2016 I believe.

Representations

17 letters of objection:-

- Concerned regarding ground stabilisation and massive earth works. Could cause a landslide.
- Proposal out of keeping with the AONB and Green Belt.
- Would be an eyesore to users of the footpath
- Would set a precedent.
- Out of keeping with building line.
- Noise and disturbance during construction phase and earthworks
- Overdevelopment of the site
- Trees and hedgerow removed without consent
- Existing unauthorised barrier should be removed straight away.
- Will have a greater impact on openness, the property will be about 40% larger
- The proposal is not infill
- Impact on privacy of adjoining cottages
- Access track is too narrow
- The ground may well be contaminated
- The owner had made no effort to address two enforcement notices on the site.