

**18/08206/FUL**

**Consultations and Notification Responses**

Ward Councillor Preliminary Comments

**Councillor Maz Hussain**

Request that the application is heard at committee due to highway safety concerns and local objection.

Parish/Town Council Comments/Internal and External Consultees

**High Wycombe Town. Disraeli Ward**

**Crime Prevention Design Advisor**

Final Comment: No objection subject to a condition requiring further detail on the gates / boundary treatments.

**County Highway Authority**

Comments: Having reviewed the amended plans I can confirm that the sub-standard parallel parking bays originally proposed within the highway have been removed. I note that the parking bays in the main parking area have been reduced in size to measure 2.5m x 5.0m, which falls short of Buckinghamshire Countywide Parking Guidance. However, whilst this is not ideal I recognise that in this instance it is more beneficial for all the required parking provision to be accommodated within the site curtilage and as such, I am not in a position to justify this as a reason for refusal of the application.

Mindful of the above, the Highway Authority raises no objections to this application, subject to the conditions

**Arboriculture Spatial Planning**

Comments: Arb comments note Arb report but no tree plans so unable to give any meaningful comments referring to the location site plan 17 COA SP05 Rev D bin store within rooting area of silver birches and also the footpath leading from the parking area through the tree to Coates Lane. No dig proposed for parking bays 13-20 further information required. This can be dealt with via condition.

**Ecological Officer**

Final comments: The submitted report gives sufficient information about how bats are using the buildings to demonstrate that the loss of their roosts can be relatively easily be mitigated and compensated within the proposed scheme. Therefore I am confident that given a set of good quality mitigation and compensation measures, it will be possible for Natural England to grant a licence.

There will also be some loss of foraging habitat for bats and habitat for other species such as birds or hedgehogs this can be dealt with through a mitigation and compensation plan.

Lighting could also be problematic for wildlife, but this can also be dealt with by condition.

No objection subject to conditions.

**Buckinghamshire County Council (Major SuDS)**

Final Comment: No objection subject to condition.

**Control of Pollution Environmental Health**

Comments: No objection subject to conditions relating to sound insulation and electric vehicle charging points.

## Representations

10 letters of objection received:-

- Location of bin store not known, will result in noise and disturbance.
- The acoustic fencing is not a legitimate solution to car park nuisance.
- A public area adjacent to neighbouring properties is not appropriate.
- Car park is out of keeping with the existing layout of parking within Coates Lane
- The building line is not in keeping with the existing character.
- Bollards should be installed to prevent pavement parking.
- Concerned regarding anti-social behaviour within car park.
- Adverse impact on wildlife.
- Overdevelopment of the site.
- Parking problems already due to the playground on Hughenden Park.
- Side elevations are not attractive.
- Loss of privacy.
- Design out of keeping with the area.
- Additional parking and highway problems will occur.
- Overlooking due to change in ground levels.