

19/06137/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Clive Harriss: in view of the local concern, this application should be determined by the Planning Committee

Parish/Town Council Comments/Internal and External Consultees

Great & Little Kimble cum Marsh Parish Council

Comments: None received

County Highway Authority

Comments: No objection, subject to conditions regarding the submission of a parking layout; access; gates; visibility splays and a construction traffic management plan

Buckinghamshire County Council (Non Major SuDS)

Comments: No objection subject to the submission of a details surface water drainage scheme.

Environmental Health

Comments: No objection, subject to a condition regarding provision of electric car charging points

Control of Pollution Environmental Health

Comments: There is the possibility of land contamination from the site's use as a nursery/garden centre arising from fuel spills and use of fertilisers/pesticides.

The submitted Phase 1 Risk Assessment has reasonably concluded that there is a low/moderate risk to future site users and to groundwater. A watching brief during development is therefore recommended. No objection subject to condition regarding unexpected contamination.

Environment Agency (south-east)

Comments: No objection

Conservation Officer

Comments: Subject to appropriate materials, the proposals are acceptable in terms of their impact on the setting of the listed building to the north of the A4010.

Ecological Officer

Comments: The site only has limited ecological interest and as the Ecology Assessment includes details in section 6 which will mitigate for any potential impact and ultimately enhance the biodiversity value of the site, the proposals will be acceptable if a suitable condition is attached

RECOMMENDATION(S): The recommendations in section 6 of the report are not definitive. Therefore it is necessary for a pre start condition to be put on any permission which requires that these details are worked into a full ecological mitigation and enhancement plan.

CONDITIONS OR INFORMATIVES: A scheme to mitigate against any ecological harm which could be caused by the proposals and to enhance the ecological value of the site will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site.

The scheme should be in line with the recommendations in section 6 of the Ecological Appraisal and should be cross referenced with other documentation where appropriate. All works shall then proceed in accordance with the approved scheme with any amendments first agreed in writing by the LPA. Reason: to ensure that the development achieves a net gain in biodiversity.

Landscape Officer

Comments: Building Design, no significant concerns. Agree all materials by condition - type, colour, finish, including doors and windows. uPVC windows unlikely to be acceptable, even if coloured.

Layout Arrangement of buildings around courtyard space is satisfactory, including relationships to adjoining buildings and spaces. Clarification needed: why are some areas excluded from gardens or open space (blue-line land) - field 'fragments' enclosed by hedges are not very useable. What will they be used for? How will they be returned to agriculture? Will the hedgerows be removed in future?

Boundaries Revised proposals required. Proposed boundary details are not satisfactory. Chainlink fence is inappropriate. All external boundaries, and preferably internal ones, should be timber post-and-rail fences. The acoustic fence should be enclosed to both sides by a combination of existing hedgerow and new planting to help screen it. Native hedges should be planted alongside all external boundaries (double staggered rows). Confirm how communal space, including SuDS and wildflower meadows, will be managed (by condition if appropriate).

Cadent Gas Ltd Plant Protection Department

Comments: None received

Representations

Objections to this proposal have been received from members of the local community, including The Chiltern Conservation Board and County Councillor Bendyshe-Brown. The grounds of objection raised include:

- Incompatible development with heritage assets, in close proximity to SSSI
- Inappropriate development in the Green Belt and AONB
- Loss of popular Plotting Shed Café
- Loss of a community facility
- Loss of employment provision
- The application site is agricultural land not pre developed land
- Unsustainable location
- Loss of highway/pedestrian safety
- Incompatible with the Princes Risborough Town Plan and Kimble Neighbourhood Plan
- Development would set an undesirable precedent in the Green Belt
- Buildings are too high
- Lack of supporting infrastructure in the area
- Kimble has enough housing
- Development would remove the green buffer between Kimble and Askett