



## Planning Committee

Date: 18 September 2019  
Time: 6.30 pm  
Venue: Council Chamber  
District Council Offices, Queen Victoria Road, High Wycombe Bucks

### Membership

Chairman: Councillor A Turner  
Vice Chairman: Councillor N B Marshall

Councillors: Mrs J A Adey, M Asif, Ms A Baughan, S Graham, C B Harriss, A E Hill, D A Johncock, A Lee, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale, P R Turner and C Whitehead

### Standing Deputies

Councillors H Bull, D J Carroll, G C Hall, M Hanif, M A Hashmi, A Hussain, M E Knight, Mrs W J Mallen and L Wood

**Fire Alarm** - In the event of the fire alarm sounding, please leave the building quickly and calmly by the nearest exit. Do not stop to collect personal belongings and do not use the lifts. Please congregate at the Assembly Point at the corner of Queen Victoria Road and the River Wye, and do not re-enter the building until told to do so by a member of staff.

**Filming/Recording/Photographing at Meetings** – please note that this may take place during the public part of the meeting in accordance with Standing Orders. Notices are displayed within meeting rooms.

## Agenda

Item		Page
1.	<b>Apologies for Absence</b> To receive apologies for absence.	
2.	<b>Minutes of the Previous Meeting</b> To confirm the Minutes of the meeting of the Planning Committee held on 21 August 2019 (attached).	1 - 4
3.	<b>Declarations of Interest</b> To receive any disclosure of disclosable pecuniary interests by Members relating to items on the agenda. If any Member is uncertain as to whether an interest should be disclosed, he or she is asked if possible to contact the District Solicitor prior to the meeting.	

Members are reminded that if they are declaring an interest, they should state the nature of that interest whether or not they are required to withdraw from the meeting.

**Planning Applications**

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| 4. | <b>Planning Applications</b>  |         |
| 5. | <b>18/08068/FUL - Land Adjacent Allotment Gardens, Queensway, Hazlemere, Buckinghamshire</b>            | 5 - 27  |
| 6. | <b>19/05996/FUL - Wycombe Heights Golf Centre, Rayners Avenue, Loudwater, Buckinghamshire, HP10 9SZ</b> | 28 - 40 |
| 7. | <b>19/06404/FUL - Whiteleaf Lodge, Peters Lane, Monks Risborough, Buckinghamshire, HP27 0LG</b>         | 41 - 50 |

**Other items**

- |     |  |         |
|-----|--|---------|
| 8.  | <b>Pre-Planning Committee Training / Information Session</b>   | 51      |
| 9.  | <b>Appointment of Members for Site Visits</b><br>To appoint Members to undertake site visits on Tuesday 15 October 2019 should the need arise.       |         |
| 10. | <b>Delegated Action Undertaken by Planning Enforcement Team</b>  | 52 - 53 |
| 11. | <b>File on Actions Taken under Delegated Authority</b><br>Submission of the file of actions taken under delegated powers since the previous meeting. |         |
| 12. | <b>Supplementary Items (if any)</b><br>If circulated in accordance with the five clear days' notice provision.                                       |         |
| 13. | <b>Urgent items (if any)</b><br>Any urgent items of business as agreed by the Chairman.  |         |

**For further information, please contact Liz Hornby (01494) 421261, [committeeservices@wycombe.gov.uk](mailto:committeeservices@wycombe.gov.uk)**

## Planning Committee Mission Statement

The Planning Committee will only determine the matters before it in accordance with current legislation, appropriate development plan policies in force at the time and other material planning considerations.

Through its decisions it will:

- Promote sustainable development;
- Ensure high quality development through good and inclusive design and the efficient use of resources;
- Promote the achievement of the approved spatial plans for the area; and
- Seek to improve the quality of the environment of the District.

(As agreed by the Development Control Committee on 7 January 2009).

### Mandatory Planning Training for Planning and Regulatory & Appeals Committee Members

A new Member (or Standing Deputy) to either the Planning or Regulatory & Appeals Committees is required to take part in a compulsory introductory planning training session.

These sessions are carried out at the start of each New Municipal Year usually with a number of 'new Planning & R&A Members/Standing Deputies' attending at the same time.

All Members and Standing Deputies of the Planning and Regulatory & Appeals Committee are then, during the municipal year, invited to at least two further training sessions (one of these will be compulsory and will be specified as such).

Where a new Member/Standing Deputy comes onto these committees mid-year, an individual 'one to one' introductory training session may be given.

No Member or Standing Deputy is permitted to make a decision on any planning decision before their Committee until their introductory training session has been completed.

Members or Standing Deputies on the Committees not attending the specified compulsory session will be immediately disqualified from making any planning decisions whilst sitting on the Committees.

This compulsory training session is usually held on two occasions in quick succession so that as many members can attend as possible.

Please note the pre planning committee training / information session held on the evening of Planning Committee do NOT constitute any qualification towards decision making status.

Though of course these sessions are much recommended to all Planning Members in respect of keeping abreast of Planning matters.

Note this summary is compiled consulting the following documents:

- Members Planning Code of Good Practice in the Council Constitution;
- The Member Training Notes in Planning Protocol as resolved by Planning Committee 28/8/13; and
- Changes to the Constitution as recommended by Regulatory & Appeals Committee.

# Planning Committee Minutes

Date: 21 August 2019

Time: 6.30 - 8.06 pm

**PRESENT:** Councillor A Turner (in the Chair)

Councillors M Asif, Ms A Baughan, S Graham, A E Hill, D A Johncock, A Lee, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale, P R Turner and C Whitehead.

Standing Deputies present: Councillors .

Apologies for absence were received from Councillors: Mrs J A Adey, C B Harriss and N B Marshall.

## LOCAL MEMBERS IN ATTENDANCE

Councillor G Peart  
Councillor Mrs Wassell

## APPLICATION

17/06820/FUL  
18/05741/FUL

## 38 CHAIRMAN'S ANNOUNCEMENT

The Chairman welcome everyone to the meeting and stated the following:

“As you will be aware, the Wycombe District Local Plan has been adopted.

This means all policies in the 2004 Local Plan, Core Strategy and a number of policies in the DSA have been deleted.

A consolidated version of the current, approved, policies will be published on the WDC website very soon.”

The Chairman, on behalf of the Committee, also wished the Committee's thanks be recorded to WDC officer Mrs Teresa Coppack who would shortly be leaving the council on maternity leave and also to WDC officer Mr Peter Miller who was leaving the council. The Chairman wished them both well in their new endeavours.

## 39 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** That the minutes of the Planning Committee meeting held on 24 July 2019 be approved as a true record and signed by the Chairman.

## 40 DECLARATIONS OF INTEREST

There were no declarations of interest.

## 41 PLANNING APPLICATIONS

**RESOLVED:** that the reports be received and the recommendations contained in the reports, as amended by the update sheet where appropriate, be adopted, subject to any deletions, updates or alterations set out in the minutes below.

**42 19/06137/FUL - ASKETT NURSERIES, AYLESBURY ROAD, ASKETT, HP27 9LY**

Members voted in favour of the motion to approve the application.

**RESOLVED:** that the application be approved.

The Committee was addressed by Mr Andrew Woodruff in objection and Mr Geoff Armstrong of Armstrong Rigg Planning, on behalf of the applicant.

**43 18/05741/FUL - 1 HILLARY CLOSE, HIGH WYCOMBE, HP13 7RP**

During the debate concerns were raised regarding the impact of the development. As a result a motion was proposed seeking refusal of the application, contrary to officer advice, for the following grounds:

That in the opinion of the Local Planning Authority the proposed development would result in:

- a) the loss of existing soft landscaping/wall and railings in the front garden and its replacement with a parking and bin storage dominated frontage, with little scope for any soft landscaping, and,
- b) awkward parking manoeuvres due to the relatively restricted width, depth and slope of the parking area.

As a consequence, the introduction of these flats into an area of predominantly family houses was considered to represent a level of intensification which would result in an incongruous development that would fail to achieve a high standard of design and layout. It would therefore appear visually intrusive and would fail to respect the character of the immediate area. As such the development conflicts with Policies CP9 (Sense of Place), DM23 (Other Residential Uses), DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings) of the Adopted Wycombe District Local Plan.

**RESOLVED:** that the application be refused for the reasons outlined above.

The Committee was addressed by Councillor Mrs Wassell, the local Ward Member.

**44 17/06820/FUL - ALDRIDGE GROVE, HAMPDEN ROAD, DENNER HILL, BUCKINGHAMSHIRE**

Following a full debate, Members voted in favour of the motion to refuse the application.

**RESOLVED:** that the application be refused.

The Committee was addressed by Councillor G Peart, the local Ward Member.

**45 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION**

Members noted that no presentations had been booked for the pre-committee training session on Wednesday 18 September 2019. Unless a developer came forward in the meantime, it was agreed that the Planning Committee would start at 6.30pm.

**46 APPOINTMENT OF MEMBERS FOR SITE VISITS**

**RESOLVED:** That in the event that it was necessary to arrange site visits on Tuesday 17 September 2019 in respect of the agenda for the meeting on Wednesday 18 September 2019, the following Members be invited to attend with the relevant local Members:

Councillors: S Graham, D A Johncock, T Lee, Mrs C Oliver, N J B Teesdale, A Turner, P R Turner and C Whitehead.

**47 DELEGATED ACTION UNDERTAKEN BY PLANNING ENFORCEMENT TEAM**

**48 FILE ON ACTIONS TAKEN UNDER DELEGATED AUTHORITY**

The file on actions taken under delegated authority since the previous meeting was circulated for the Committee's attention.

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Chairman

**The following officers were in attendance at the meeting:**

Mrs T Coppock	Planning Solicitor
Mrs L Hornby	Senior Democratic Services Officer
Mr R Martin	Development Management Team Leader
Mr P Miller	Technical Officer
Mr A Nicholson	Development Manager

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# Agenda Item 5.

Contact: Sarah Armstrong DDI No. 01494 421916

App No : 18/08068/FUL App Type : FUL

Application for : Change of use of land to cemetery including administration building, maintenance storage area, car park and landscaping

At Land Adjacent Allotment Gardens, Queensway, Hazlemere, Buckinghamshire

Date Received : 04/12/18 Applicant : Wycombe District Council

Target date for decision: 05/03/19

## 1. **Summary**

- 1.1. Application is for a new cemetery facility which is needed within the District due to the existing cemetery facilities being close to capacity for certain types of burials.
- 1.2. The site is an informal recreational area adjacent to the allotments in Queensway, Hazlemere and next to the Hazlemere Golf Course.
- 1.3. The site is within the Green Belt and the Chilterns AONB.
- 1.4. The site has been allocated for a new cemetery within the newly adopted Local Plan.
- 1.5. The cemetery layout, low level administration building and landscape approach to the site are acceptable and minimise harm to the openness of the Green Belt.
- 1.6. The main access is onto Penn Road and the position of the access has had to be amended following highway safety concerns. However, the revised access position and car parking layout has been supported by the Highway Authority. There are no objections from the Highway Authority subject to recommended conditions.
- 1.7. The necessary risk assessments have been undertaken and the Environment Agency has no objection to the cemetery. The LLFA also raise no objection subject to conditions.
- 1.8. The proposal complies with the relevant policies and is recommended for approval subject to conditions.

## 2. **The Application**

- 2.1. The site is within the metropolitan Green Belt and has been allocated within the new Wycombe District Local Plan for cemetery use.
- 2.2. This application is made by Wycombe District Council, who is responsible for providing adequate cemetery services.
- 2.3. Planning permission is sought for an area approximately 4 hectares in size to be used as a cemetery. Within the site there will be two different faith burial areas, a children's burial area, an administration building, reflective pools and a columbaria (a place for the respectful and usually public storage of cinerary urns), maintenance storage area and car parking.
- 2.4. The application is accompanied by:
  - a) Planning and Need Statement
  - b) Design and Access Statement
  - c) Transport Statement
  - d) Statement of Community Involvement
  - e) Landscape and Visual Appraisal
  - f) Flood Risk Assessment



- g) Reptile Survey'
- h) Ecological surveys
- i) Sequential test
- j) Geotechnical site investigation

2.5. During the application amended plans have been received which addressed the following issues:

- Concerns were raised by the highway authority about the point of access. This was addressed by altering the access point to ensure highway safety.
- The new access point required a revision to the car parking layout.
- The design of the administration building was also amended.

2.6. Statement of Community Involvement. The applicant has carried out a community consultation exercise. The Council has also widely consulted on the planning application and the responses are summarised in Appendix A of this report and are available in full on our web site.

### **3. Working with the applicant/agent**

3.1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application.

3.2. In this instance:

- The applicant/agent was provided with pre-application advice,
- The applicant/agent was updated of any issues after the initial site visit,
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The application was determined without delay.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

### **4. Relevant Planning History**

4.1. No relevant planning history.

### **5. Issues and Policy considerations**

#### **Principle and Location of Development**

DSA: DM1 (Presumption in favour of sustainable development), Wycombe District Local Plan adopted August 2019 - CP1 (Sustainable Development), CP2 (Overall Spatial Strategy) CP8 (Green Belt), CP10 (Green Infrastructure and the Natural Environment), HW20 Land at Queensway, Hazlemere, DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.1. The site is within the Green Belt and the Chilterns Area of Outstanding Natural Beauty. No change to the Green Belt was proposed in the new Local Plan.
- 5.2. Paragraph 146 of the NPPF identifies that material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds) are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.
- 5.3. The site is currently open semi-improved grassland used for informal recreation mainly by dog walkers. There are no rights of way across the site.
- 5.4. There is a strong landscape based approach to the design and layout of the cemetery. There are a minimal number of buildings on the site and overall the development will

preserve the openness of the Green Belt.

- 5.5. There are five purposes to the Green Belt which are identified at para 134 of the NPPF. The cemetery does not conflict with any of these purposes. Indeed, the site sits between the urban area of Hazlemere and a golf course and as a cemetery will help to maintain an undeveloped open buffer on the edge of the built development.
- 5.6. In principle the change of use of the site to a cemetery is acceptable subject to compliance with other Local Plan policies.

### **Transport matters and parking**

DSA: DM2 (Transport requirements of development sites)

New Local Plan: CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.7. The initial submitted plans had a new access from Penn Road. The location was opposite the Wynn Grove junction at the point that the horizontal alignment of Penn Road deflects in each direction. This essentially formed a 4-arm crossroads that needed to be spaced at least 30m apart. This off set was not be achievable and the Highway Authority objected on Highway Safety grounds.
- 5.8. Subsequently the access point was repositioned further east, although still onto Penn Road. This repositioned access could achieve the minimum junction spacing while still maintaining the visibility splays for the speed limit in force on Penn Road. This effectively dealt with the Highway Authority's objection to the scheme.
- 5.9. A third revision of the layout plan was submitted which revised the internal access and car parking layout. The view of the Highway Authority is that the access configuration and width, setback distance of the gates and car park layout are acceptable. They have no objection to the cemetery subject to conditions.
- 5.10. There is no car parking standard for cemeteries within the car parking guidance. Therefore, there is no required number of parking spaces. A sensible and logical approach to the car parking provision is required.
- 5.11. There are 35 car parking spaces provided to the Council's adopted size standards, 5m by 2.8m. It is clear the parking levels could vary enormously depending on the nature of the burial. However, for burials that would attract a large number of visitors parking will be made available along the roads within the site. During standard operation these roads will have bollards restricting access, however these will be manually removed should a large number of visitors be expected. The car parking will be managed by on site staff.
- 5.12. This seems to be a satisfactory response to deal with the likely variation in car parking needs.
- 5.13. The applicant has agreed to the request by the Control of Pollution team to include electric charging points within the car parking area.
- 5.14. The proposal is considered to comply with the relevant policy.

### **Raising the quality of place making and design**

New Local Plan: CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.15. The plans have been revised since initial submission.
- 5.16. The access and car parking layout has been revised. The layout is acceptable. The site requires a strong landscape approach and the initial landscaping scheme provides an indicative approach but has been superseded because of the changes to the layout during the application process. A detailed landscaping plan will be required by condition.
- 5.17. The design of the administration building has also been revised to better reflect a

design that is appropriate for its function and its location within the Chilterns Area of Outstanding Natural Beauty. It is a simple single storey building with a large canopy overhang to allow people the opportunity to congregate prior to a burial. The building will be used by cemetery staff and will also provide WC facilities and limited facilities for visitors to the cemetery.

- 5.18. The building has been designed with wooden security screens that will slide across the glass window frontage. This will be an acceptable way of ensuring the security of the building. They are also proposing security lighting and CCTV around the building to address issues of anti-social behaviour.
- 5.19. A condition requiring materials to be submitted will ensure that the quality of materials are satisfactory.

### **Amenity of existing and future residents**

New Local Plan (Submission Version): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)

- 5.20. This application has been the subject of significant objection however few objections relate to the impact on the amenity of existing residents.
- 5.21. While some local residents do not wish to live in close proximity to a cemetery there is no specific impact upon their individual properties in terms of loss of outlook or overlooking. The nearest neighbour is at 78 Penn Road who shares a boundary with the cemetery. One of the car parking areas is situated close to this boundary. It is acknowledged that this will have some impact upon this property given that there the property currently neighbours a green field. However, with the revised plans the quantity of parking has reduced and the majority of parking is situated away from this boundary. The impact is considered to be acceptable.

### **Environmental issues**

New Local Plan: CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 5.22. Concerns have been raised in representations about land contamination. The Environment Agency are a required consultee for a cemetery. The appropriate risk assessments have been prepared and accepted by the Environment Agency. An informative will be added regarding a recommendation that a further risk assessment is conducted if the number of burials exceeds the anticipated levels.
- 5.23. There will be a limited level of lighting and given the site's location in the AONB this is appropriate.
- 5.24. Environmental Health have raised concerns about additional vehicle movements affecting the air quality. They have requested that electric charging points are available within the car park for at least four car parking spaces. A condition has been included to address this.

### **Flooding and drainage**

New Local Plan 2019: DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 5.25. A flood risk assessment has been submitted. The Lead Local Flood Authority have no objection to the proposal subject to recommended conditions.

### **Landscape and visual Impact**

New Local Plan Adopted 2109: CP9 (Sense of place), DM30 (Chilterns Area of Outstanding Natural Beauty) DM32 (Landscape character and Settlement Patterns)

- 5.26. The site is within the AONB. Comments have been received by the Chilterns Conservation Board (CCB) who have objected to the proposal.
- 5.27. Firstly, they were concerned that the Local Plan should be close to adoption before the application is determined to ensure certainty regarding the policy and approach to be

taken regarding the site. With the adoption of the Local Plan the relevant policy is now adopted and this issue is addressed.

- 5.28. Secondly, they believe that a landscape approach to the site is important and they do not agree with the traditional approach adopted. In terms of Landscape Character the site is defined as 18.2 - Penn Rolling Farmland which is characterised by large blocks of woodland interspersed with farmland. In their opinion a cemetery that enhances and conserves the AONB should reflect a natural burial ground of woodland and wildflower meadows, without headstones, tarmac drives and formal features. On this basis they object to the proposal.
- 5.29. In response to these concerns - it is important to consider the context of the site within the AONB. The site is surrounded by significant urbanising influences.
- 5.30. While the site is contained within the Landscape Character Assessment [LCA] (18.2 Penn Rolling Farmland) it is weak in reflecting the key aspects of this character area and is heavily influenced by the urban edge it adjoins. It is also separated from nearby woodlands and the wider LCA by the formal parkland landscape of the golf course.
- 5.31. Where the AONB approaches/adjoins the major urban area, it can reasonably be considered that the landscape here is in transition between the prevailing character of both the LCA and the urban area itself.
- 5.32. The proposed development contributes to this transition in an appropriate manner, being predominantly open green space, including trees and interspersed with circulation routes and one single-storey building. In this way, it will share much in common with the golf course which is already part of the adjacent AONB. It is therefore not necessary to take a less formal approach to the cemetery, such as a woodland burial site suggested by the CCB.
- 5.33. The use and design of the cemetery is appropriate in landscape terms for the AONB.
- 5.34. The initial landscape strategy for the cemetery was updated to reflect concerns raised by officers. However, as the layout plan has evolved the landscape plan will need to be updated and this will be required by condition.

## **Ecology**

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)  
New Local Plan Adopted 2019: DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 5.35. The necessary ecology information has been submitted. However, the proposed mitigation strategy is only a recommendation at this stage. It is, therefore, necessary to require a mitigation strategy by condition to ensure that it will be implemented.

## **Community facilities**

Community facilities SPD

New Local Plan Adopted 2019 DM29 (Community Facilities)

- 5.36. A cemetery can be regarded as a community facility. Policy DM29 of the Local Plan requires that an evidence based approach is adopted for new community facilities. The Planning and Needs Assessment submitted with the application has presented the evidence to demonstrate that there is a need for additional burial space.
- 5.37. There are two particular types of burials with the greatest need, they are Children's burial and non-viable foetus and Muslim burial space. The deficiency in burial space for these groups drives the need for a further cemetery.
- 5.38. As a consequence of this need a site review was conducted and a suitable site was allocated within the Local Plan.
- 5.39. Compelling evidence has been presented to demonstrate that a new cemetery facility is required in the High Wycombe area and as such accords with the requirements of

the community facilities policy.

### **Building sustainability**

New Local Plan Adopted 2019: DM41 (Optional Technical Standards for Building Regulations Approval)

- 5.40. Policy DM41 requires all new dwellings to achieve higher water efficiency standards. As commercial building DM41 does not apply.

### **Infrastructure and Developer Contributions**

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth)

- 5.41. The development is a type of development where CIL would not be chargeable.
- 5.42. It is considered that there would not be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

### **Weighing and balancing of issues – overall assessment**

- 5.43. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.44. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a) Provision of the development plan insofar as they are material
  - b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
  - c) Any other material considerations
- 5.45. As set out above it is considered that the proposed development would accord with the development plan policies.

### **Other matters**

#### **Equalities Act Duties**

- 5.46. Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is considered that this proposal would not disadvantage any sector of society to a harmful extent.

## **Recommendation: Application Permitted**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers:  
  
CDS\_WYC\_OMB\_01 Rev 01 - Location Plan  
CDS\_WYC\_OMB\_64 Rev 01 General Site layout plan  
CDS\_WYC\_OMB\_66 Rev 01 Indicative Exterior Lighting Plan

CDS\_WYC\_OMB\_60 Rev 00 Highways Detail  
CDS\_WYC\_OMB\_03 Rev 05 Layout Plan  
CDS\_WYC\_OMB\_04 Rev 04 Brickwork and Timber Screen Options  
CDS\_WYC\_OMB\_05 Rev 04 Brickwork and Timber Screen Options  
CDS\_WYC\_OMB\_05 Rev 06 Drainage Plan  
CDS\_WYC\_OMB\_06 Rev 04 Brickwork and Timber Screen Options  
CDS\_WYC\_OMB\_06 Rev 03 Sectional Details  
CDS\_WYC\_OMB\_07 Rev 04 Brickwork and Timber Screen Options  
CDS\_WYC\_OMB\_08 Rev 04 Administration Building Views  
CDS\_WYC\_OMB\_16 Rev 04 Vehicular Flow Plan  
CDS\_WYC\_OMB\_17 Rev 03 Foul Water Drainage Plan

Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

- 3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of the slatted wooden screens to be used, before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To secure a satisfactory external appearance.
- 4 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To secure a satisfactory appearance.
- 5 Development shall not begin until construction details of sustainable drainage components as shown on the Drainage Plan (drawing CDS\_WYC\_OMB\_05 Rev. 3 (Cemetery Development Services, dated 18.10.2018) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.  
Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.
- 6 Development shall not begin until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.  
Reason: The reason for this being a pre-start condition is to ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for.
- 7 The development hereby permitted shall not be brought into operation as a cemetery until the new means of access off Penn Road has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.  
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development

- 8 The development hereby permitted shall not be brought into operation as a cemetery until the new means of egress onto Queensway has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.  
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 9 Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order) no gates or other means of enclosure other than those shown on the approved plan shall be erected along the site frontage within 7 metres of the edge of the carriageway.  
Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users
- 10 Details of the parking, manoeuvring and loading/unloading scheme shall be submitted in writing to and approved by the Local Planning Authority, and activities associated with the use hereby permitted within this application will not be brought into operation until the approved scheme has been laid out.  
Reason: To enable large vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 11 Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.  
Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.
- 12 Prior to the use of the development hereby permitted, four electric vehicle charging point must be installed. Thereafter the electric vehicle charging points must be maintained in full working order and, as such, a long-term management and maintenance plan shall be submitted in writing and approved by the Local Planning Authority.  
Reason: to reduce the negative impact on the health of residents living within Air Quality Management Areas.
- 13 Notwithstanding the details shown on the drainage plan (CDS\_WYC\_OMB\_05) there should be no drain crossing the area allocated for future public at the roundabout at the far end of the site.  
Reason: This is because the presence of a drain could unnecessarily limit what could be placed in this location.
- 14 Prior to the commencement of any works on site an Ecological Mitigation Strategy shall be submitted to, and approved in writing by the Local Planning Authority, this will include specific provisions for lighting, reptiles and birds. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.  
Reason: This is a pre-start condition to ensure that protected species are not adversely impacted by the proposals.
- 15 Prior to the construction of the vehicular access a fully detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the landscaping proposals and planting schedules that were submitted with the application but should include:

- a greater proportion of native and naturalised plant species that are characteristic of the Chilterns landscape.
- details of the proposed boundary and fencing treatment identifying retained and enhanced details
- cross sections of each of the boundaries to demonstrate how these will be detailed

The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 16 Prior to first use of the cemetery details of the public art feature that is to be installed on the roundabout (as shown on drawing CDS\_WYC\_OMB\_64 Rev 01) shall be submitted and approved in writing by the Local Planning Authority. Once approved it shall be installed and maintained during the life of the development.

Reason: In the interests of public amenity and to provide a focal point for views into the cemetery site.

#### INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 2 It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.
- 3 The applicant is advised that the off site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Transport for Buckinghamshire at the following address for information:-

Development Management  
 Buckinghamshire County Council  
 9th Floor, County Hall  
 Walton Street  
 Aylesbury  
 Buckinghamshire  
 HP20 1UY



- 4 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 5 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
- 6 The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council
- 7 It is strongly recommended by the Environment Agency that if the number of burials should increase above the projected 60 to 70 a year then a Tier 3 Risk Assessment should be carried out for the site.

18/08068/FUL

## Consultations and Notification Responses

### Ward Councillor Preliminary Comments

#### **Councillor Richard Newman**

Given the nature of this application, and the many concerns raised by local residents, if minded to approve, the application should be referred to the Planning Committee for a decision.

#### **Councillor Mrs Catherine Oliver**

### Parish/Town Council Comments/Internal and External Consultees

#### **Hazlemere Parish Council**

Comments: Concern – inadequate parking the site access is off a bend. Stationary traffic at peak periods will delay access/exit for funerals.

#### **County Highway Authority**

Comments: 1<sup>st</sup> response

You will be aware that the applicant received comments from the Highway Authority during the pre-application process advising that an access to the site from Penn Road was unacceptable, and that taking access via Queensway would be satisfactory. However, upon reviewing the proposals, it is evident that the creation of a new access from Penn Road still forms part of the scheme for which consent is sought.

The new access proposed would be located opposite the Wynn Grove junction at the point that the horizontal alignment of Penn Road deflects in each direction, and the provision of a new access in this location would therefore essentially form a 4-arm crossroads. However, current Manual for Streets guidance states that junctions on the opposite side of the road should be spaced at least 30m apart. Given that an offset is not achievable, this consequently means that this spacing cannot occur and therefore does not meet the standards.

Penn Road is an inter-rural/urban distributor that carries around 10,000 vehicle movements per day. This is a significant daily flow rate for a B-class road and personal experience notes that peak hour queues on Penn Road often terminate or pass the proposed site access point from their origin at the B474 junction with the A404 to the west.

I am concerned that effectively creating a crossroad junction at this point will create conflicting vehicle movements from vehicles waiting to turn right into the cemetery site and by those vehicles travelling east on Penn Road wanting to turn right into Wynn Grove. I am also aware that this will cause additional decelerating manoeuvres in proximity to the proposed access in both directions on Penn Road. Whilst the submitted Transport Statement (TS) is confident that there will only be a minimal amount of vehicle movements using the Penn Road access point, its mere introduction in an area where an access did not historically exist will introduce vehicle movements to the network and therefore represents a threat to highway safety based on the high daily flow rates experienced on Penn Road.

The proposals include a point at which vehicles can egress the cemetery site onto Queensway. Although I acknowledge that Queensway's sole point of connectivity to the rest of the adopted highway network is via an A-class road, it is an existing junction with preferable geometry and junction spacing when compared with the proposed Penn Road access point. In the Highway Authority's professional opinion this should be the sole access/egress point to the proposed cemetery site.

Mindful of these comments, I recommend that the application is refused on highway grounds.

### **Comments: 2<sup>nd</sup> response**

The Highway Authority provided an initial response dated 12<sup>th</sup> March 2019 whereby concerns were raised pertaining to the location of the site access. Specifically, it was positioned so that it effectively created a new crossroads with Penn Road and Wynn Grove. Given the anticipated conflicting turning and conflicting movements created by this configuration, this Authority lodged an objection.

However, since that time discussions have taken place with the applicant as to the basis behind that objection and ways in which it could be overcome by achieving a safe and suitable access without compromising highway safety, consequently facilitating the provision of a much needed local facility.

The site plan and land ownership were reviewed and it appeared that the access, whilst remaining on Penn Road, could be relocated further east from its originally proposed location. By doing so, it could achieve the minimum requisite junction spacing dimension whilst still maintaining the ability to achieve the visibility splays for the speed limit in force on Penn Road at this location.

An amended site plan has now been submitted showing the access relocated to a point further east than originally proposed. Consequently it is now 20m away (centreline to centreline) from the Wynn Grove/Penn Road junction, and the splays allow unobstructed 'Y' distances of 43m in each direction.

Alterations have also taken place to the internal layout in response to comments that potential on-site manoeuvres close to the site access could create instances of vehicles stationary on or overhanging the highway by vehicles entering the site.

One minor issue that I would raise is that the featured parking spaces are smaller (2.4m x 4.8m) than the current standards (2.8m x 5m) as contained within the County Council's Buckinghamshire Countywide Parking Guidance policy document. However, I am confident that a condition can be attached to any permission granted to address this discrepancy prior to commencement without resulting in a material (if any) loss of parking or impacting upon the demonstrated parking/manoeuvring layout or other on-site features.

Mindful of these comments, I do not have any objections to this application with regard to highway issues subject to conditions.

### **County Highway Authority**

Comments: 3<sup>rd</sup> response

You will recall from my previous letter (dated 16<sup>th</sup> May 2019) that the Highway Authority's objection (contained within the initial consultation response dated 12<sup>th</sup> March 2019) regarding the proposed access point had been addressed by its relocation in order to achieve the visibility splays commensurate with the speed limit in force on Penn Road.

I note that the internal access and parking have since been amended, as demonstrated within the most recent submissions. However, in consideration of the acceptable access configuration and width, setback distance of the gates and car park layout, I maintain that I do not have any objections to this application with regard to highway issues.

In the avoidance of doubt, I request number of conditions (recommended within my previous response) are attached to any permission granted:

### **Buckinghamshire County Council (Major SuDS)**

Comments: No objection subject to conditions.

### **Flood risk**

The site lies in an area of very low surface water flood risk meaning that there is between a 1 % and 0.1 % chance of surface water flooding occurring in a given year. Therefore, the applicant will be required to mitigate surface water runoff from the proposed impermeable areas only. From reviewing the groundwater flood risk data that the LLFA has access to, it is understood that the site lies in an

area where groundwater levels are anticipated to be greater than 5m below the ground surface. Therefore, the LLFA does not consider the site to be at risk from groundwater flooding.

#### Surface water drainage strategy

The drainage plan is set out on drawing CDS\_WYC\_OMB\_05 Rev. 3 (Cemetery Development Services, dated 18.10.2018). The drawing indicates that hardstanding areas will drain to a series of carrier drains which discharge into a detention basin, prior to discharging into a deep bore soakaway. The reflective pools adjacent to the reception building will be served by a rainwater harvesting unit and the surfacing around this area will be made of permeable materials.

Testing has been conducted in the location of the proposed deep bore soakaway to ascertain a rate of infiltration. The testing achieved a rate of 4.171/s. The design discharge rate for the soakaway is set at 4.01/s. It is understood that the deep bore soakaway is already in situ and has been constructed to a depth of 21m below ground. The justification for this depth was due to low permeability within the superficial deposits on site, and a risk of dissolution should the soakaway be constructed within this layer. The FRA suggests a residual risk remains and so the deep bore soakaway has been constructed 50m away from existing development.

As mentioned, the impermeable area created as part of the proposed development drains to a detention basin prior to discharging to the soakaway. The required attenuation is estimated to be 448.59m<sup>3</sup>. In addition to the treatment provided by the basin, the proposal is to include an oil separator upstream.

#### **Environment Agency (south-east)**

Comments: No objection to the proposal.

Strongly recommend that should the number of burials proposed increase above the projected 60 and 70 per year then a Tier 3 Risk Assessment should be carried out for this site.

Only a limited investigation has been carried out to determine the depth of the underlying Clay-with-Flints stratum, along the north and north eastern boundary of this site. There is the potential for the Clay-with-Flints stratum to thin out on this part of the site and for there to be a higher permeability band within this stratum. It is recommended that grave diggers are instructed to abandon graves on this part of the site if chalk is encountered at the base of the excavation and/or if an obvious higher permeability sand and/or gravel geological layer is encountered.

#### **The Chilterns AONB Planning Officer**

Comments: CCB Objection (based on Local Plan due process and design of current proposal)  
2nd January 2019

CCB would make the point here that the Local Plan process needs to run its course. We have outstanding representations regarding this site (HW 21 in the submission Local Plan) and the Inspector's conclusions following the examination in public and consideration of evidence should be concluded before any application can progress. Notwithstanding this point the detailed approach promoted here presents an unacceptably urban design ethos that does not conserve and enhance the AONB.

We set out below our earlier Local Plan submissions. These submissions include amendments to proposed allocation HW21. The application is within the AONB, to which existing policies L1 of the consolidated Local Plan and CS 17 of the Core Strategy apply. The proposed allocation HW21 requires policy amendment to both include reference to the AONB status within its protection and to include the key discharge of necessary duties of conservation and enhancement should a planning application come forward. To determine the current application ahead of the Local Plan would diminish AONB status and Local Plan process. Such status requires that 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues' (NPPF 172).

Policy matters

The application site falls within the AONB and the principal legal and policy duties will apply as:

The Chilterns AONB Management Plan 2014-2019

L5 'Developments which detract from the Chilterns' special character should be resisted' D12

'Developments should be sought that represent the highest environmental and design standards whilst complementing the character of the AONB'

Section 85 (i) of the Countryside and Rights of Way (CROW) Act 2000 -'In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'

Paragraph 172 of the National Planning Policy Framework (NPPF) (as revised July 2018) 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas... The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Wycombe Local Plan policy L1 on the Chilterns AONB that '(1) in considering proposals for any development within the Chilterns AONB, special attention will be paid to the conservation of its scenic beauty and to any wildlife interest. Development will not be permitted if it is likely to damage the special character, appearance or natural beauty of the landscape or the future public enjoyment of the area'

Wycombe Core Strategy CS 17 Environmental Assets that 'The Council will conserve and improve the environmental assets of the District by requiring: (1) The conservation and enhancement of the Chilterns Area of Outstanding Natural Beauty and its setting'.

The new Local Plan to 2033 deals with the protection of the AONB at Policy DM 30 (1) requiring development within the Chilterns AONB to '(a) conserve, and where possible enhance, the natural beauty of the Chilterns AONB and c) deliver the highest quality design which respects the natural beauty and built heritage of the Chilterns and enhances the sense of place and local character' and at (2). 'Planning permission for proposals which constitute major development within the Chilterns Area of Outstanding Natural Beauty will only be permitted in exceptional circumstances'

#### Application details

The application fails to deliver the necessary landscape led design approach that would conserve and enhance the nationally protected landscape. In respect of these important tests the design details lay out a traditional and not woodland landscape / design framework. This results in buildings, car parks, lighting and memorials which will present a more civic and traditional cemetery layout. The internal road is urban in design and the reception building takes no design cues from the Chilterns Building Design Guide. The Management Plan, whilst detailed and including a new 132 metres of new native hedge planting, misses the opportunity presented here to conserve and enhance the landscape.

The relationship between the urban area and the AONB is key. Penn Road provides a natural boundary between the two. Any cemetery design must avoid an erosion of the AONB by virtue of an apparent extension of the urban area. This point is reinforced by the Bucks Landscape Character Assessment in which this land is denoted as Landscape Character Type 18.2 Penn Rolling Farmland and in which the character assessment includes 'Large blocks of woodland, are dispersed throughout, interlinked with farmland. The wide variety of woodland types create a rich texture and colour. A significant amount of ancient woodland, such a Penn Wood, The Larches and Common Wood in the north west'. We promote this appraisal as a material planning consideration because it engenders a natural woodland context for the cemetery and one that should link to ecological enhancement.

The proposed car park is urban in appearance and the cemetery layout follows a traditional pattern of plot layout. The applicant's propose a comprehensive landscape masterplan and maintenance regime; however, this is intended to soften the traditional layout and not to foster a woodland undeveloped landscape approach. The more landscape led approach denoted in the woodland mix to the north of the site should be a template for the wider wholesale design of the entire site. When attributing great weight to the AONB policy tests, the necessary conservation of the AONB is missed and no enhancements are demonstrated. A number of deciduous woodland priority habitats exist to the east and north-east.

The CCB proposes that the cemetery must conserve and enhance the AONB by promoting design concepts derived from natural burial grounds within the UK, for example with the design of woodland or wildflower meadows, and without headstones, tarmac drives and formal features. There are a growing number of natural burial grounds in the UK, but only a couple so far in Bucks and Herts. For example there is a woodland burial ground in the Chilterns AONB at Chesham Bois developed in 2007 as an extension to a traditional cemetery <https://www.cheshamboispc.org.uk/services/burial-grounds/> It has native tree planting and no headstones or grave markings, so maintains and actually enhances the natural environment. Other information is also available at [http://woodlandburialtrust.com/content/woodland\\_burial\\_places.php](http://woodlandburialtrust.com/content/woodland_burial_places.php)

In conclusion CCB cannot support the design approach advanced by this proposal. The allocation of this site must follow due process and await the outcome of the Local Plan examination. As submitted the proposal is far too urban and lacks a longer term ethos that engenders a woodland context and ecological fostering of deciduous woodland habitat within the Chilterns AONB. The supporting planning statement and landscape and visual impact assessment avoid any meaningful discussion of the AONB and how this site can be an intrinsic part of an improvement within such a highly valued landscape. The Bucks Landscape Character Assessment concludes on the strength of character/intactness of the landscape here that 'The strength of character and intactness of the Penn Rolling Farmland is strong. Key characteristics are prominent within the landscape and the lack of intrusive features makes this a physically and visually intact landscape'.

The current application lacks the necessary landscape-led approach that is required to reinforce and not diminish from this character.

Previous CCB Representations to the WDC Regulation 19 Submission Local Plan (December 2017 and Examination-in-Public September 2018).

HW21 Land at Queensway, Hazlemere

This site is in the Chilterns AONB. A cemetery use would only be appropriate if it conserve and enhances the AONB (NPPF para 115, now 172). A new cemetery is likely to involve buildings, car parking, formalised tree planting, paths, benches, headstones and plaques. A natural burial ground with a less formal character is likely to be more appropriate, and use of planting which links to wider ecological corridors including the woodland west of the A404 and the via the golf course to the important expanse of Chilterns ancient woodland at Penn and Common Woods.

### **Arboriculture Spatial Planning**

Comments:

No objection as to the proposal as they retaining the tree within the site and the landscape scheme has meaningful additional tree planting within the site

### **Landscape and Urban Design**

Comments: First comments. The landscape appraisal and scheme design gives minimal regard to the site's location in the Chilterns AONB. The following design elements should be revised to better respond to this. The proposed planting schedule includes only a limited range and number of native plant species and does not reflect the particular character of the Chilterns AONB. A revised planting scheme should seek to incorporate a greater proportion of native and naturalised plant species that are characteristic of the Chilterns landscape. For example, native box woodlands are a distinctive feature of the Chilterns, while box is also characteristic of local churchyards and stately homes.

Incorporating box as a key feature of the proposed planting design would be welcomed. Other opportunities should be sought within the selection of trees, shrubs and perennials/bulbs. The proposed reception building is a largely utilitarian structure. The form and detailing do not reflect Chilterns AONB character, and would not welcome visitors or provide a feature/focus appropriate to the site's function as a cemetery. While some details are acceptable, such as the use of timber cladding, others are not, such as the external roller-shutters. A contemporary building with a stronger presence and more appropriate character should be considered.

#### 2<sup>nd</sup> Comments:

The changes to the proposed landscaping schedules, in response to earlier landscape comments, is satisfactory. There have been no alternative designs submitted for the proposed building, for which our concerns must be made more clearly. The proposed building fails to adopt a character appropriate to the Chilterns AONB and permanence of the site's use as a cemetery, with no apparent regard to the Chiltern Buildings Design Guide. It has the appearance of a temporary building, little more than a timber-clad portacabin or marketing suite. A cemetery in the Chilterns AONB merits considerably more attention to the character and quality of building design, to create a true sense of place, unique identity and permanence. The current proposal will have an inappropriate and adverse impact on the character and visual amenity of the new cemetery landscape and its AONB setting. Placemaking and high quality design are key elements of existing and emerging local Plan policy. Until the proposed landscaping matures, the site will lack a strong sense of place and character, when the proposed cemetery building will be of particular significance in addressing this. The proposed building would not satisfy the following policies in part or whole: CS1, CS3, CS19, G3 and CF7 of the current Core Strategy and Local Plan; and policies DM30, DM35 and DM37 in the emerging Local Plan.

#### 3<sup>rd</sup> Comments

Documents considered- received 9th August 2019 Proposed layout- This is broadly satisfactory.- Avoid routing services under landscaped areas, including the roundabout where the proposed sculptural feature is proposed.- Lighting bollards should be located at the edge of pavements and not in planted areas, where planting may obscure the lighting. Proposed Building- Provide details of roofing materials. Proposed Landscaping- This is satisfactory. Proposed boundaries/fencing- No details are given of proposed boundaries other than a one-line statement in the DAS, to the effect that existing boundaries will be retained and enhanced.- Details are needed of typical boundary details to all sides, identifying existing/enhanced details. Also, how will the maintenance compound be secured?

### **Control of Pollution Environmental Health**

#### Comments:

Identified Environmental Services issues relevant to Planning:

Air Quality from additional vehicle movements effecting the health of local residents in the nearby Air Quality Management Area.

#### Conclusion

With regards to air quality Wycombe District Council declared a new Air Quality Management Area on 22.12.17 that covers the main arterial roads into High Wycombe town centre, Marlow Town Centre and the M40. The majority of vehicle movements from the development are likely to pass through the High Wycombe Air Quality Management Area as the A404 Amersham Hill provides access to High Wycombe. It has been identified that the proposed development intends to introduce 32 additional parking spaces. As such the potential introduction of additional vehicles into the AQMA will negatively impact local air quality and its harmful health impacts upon local residents. Wycombe District Council has a duty to ensure that nitrogen dioxide levels from road traffic within the AQMA are reduced to safer levels in line with the national air quality objectives. It is currently estimated that 144 excess deaths each year within Wycombe District area are caused by poor air quality, with the expectation that the majority of those deaths will be caused along the main arterial roads into High Wycombe and Marlow town centres. With this in mind Wycombe District Council now applies the following principle to all commercial developments that are within the AQMA or that a large proportion

of vehicle movements from the development will be by road through the AQMA- the active provision of electric vehicle charging units for at least 10% of parking spaces. All other spaces should have appropriate cable provision to prepare for increased demand in future years. Electric vehicle charging points should. In this case, be provided for at least four parking spaces.

Recommendation:

Objection, unless conditions imposed;

### **Planning Policy**

Comments:

Comments were sought in relation to the level of objection to the cemetery policy in the submitted Local Plan, the weight that should be attributed to the policy, whether there would be main modifications to the policy, and the consistency of the policy with the NPPF. The policy has received a very low level of objections at publication stage. The issue discussed at examination was in relation to a missing criteria on conserving and where possible enhancing the natural beauty of the AONB. A criteria is being added through Main Modifications. The Green Belt criteria is also amended through Main Modifications to refer to minimising harm to the openness of the Green Belt. The Main Mods consultation will happen later this year. Considering the very low level of objections at Examination, the policy carries some weight. It can be used to support the application but cannot be used to refuse it. The planning application needs to be assessed against para 145 of the current NPPF (2018).

### **Ecological Officer**

Comments:

DRAWINGS REFERENCED: A Preliminary Ecological Appraisal (PEA) and Reptile Survey and Outline Mitigation Strategy was submitted with the pre-application discussions, but these have not been submitted with the application.

COMMENTS: The documents mentioned above need to be submitted as part of this application so that the public can see what the basis is for the council's decision making process and so that any conditions applied to the application (if it were to be permitted) are seen to be reasonable; (this has now been done.) The PEA made recommendations in three key areas: 1. Lighting and bats, 2. Reptiles 3. Nesting birds. The Reptile survey which was conducted in May 2017 takes the second of these recommendations forward to an 'Outline Mitigation Strategy' for reptiles. The proposals in this are appropriate but they cannot be conditioned for two reasons: they are not part of the application and they use the word 'should' (which makes its recommendations optional) and therefore could not be enforced.

RECOMMENDATION(S) The applicant needs to be asked for the ecology reports to be made part of this application. A condition needs to be applied which requires an Ecological Mitigation Strategy to be submitted and approved prior to commencement.

### Representations

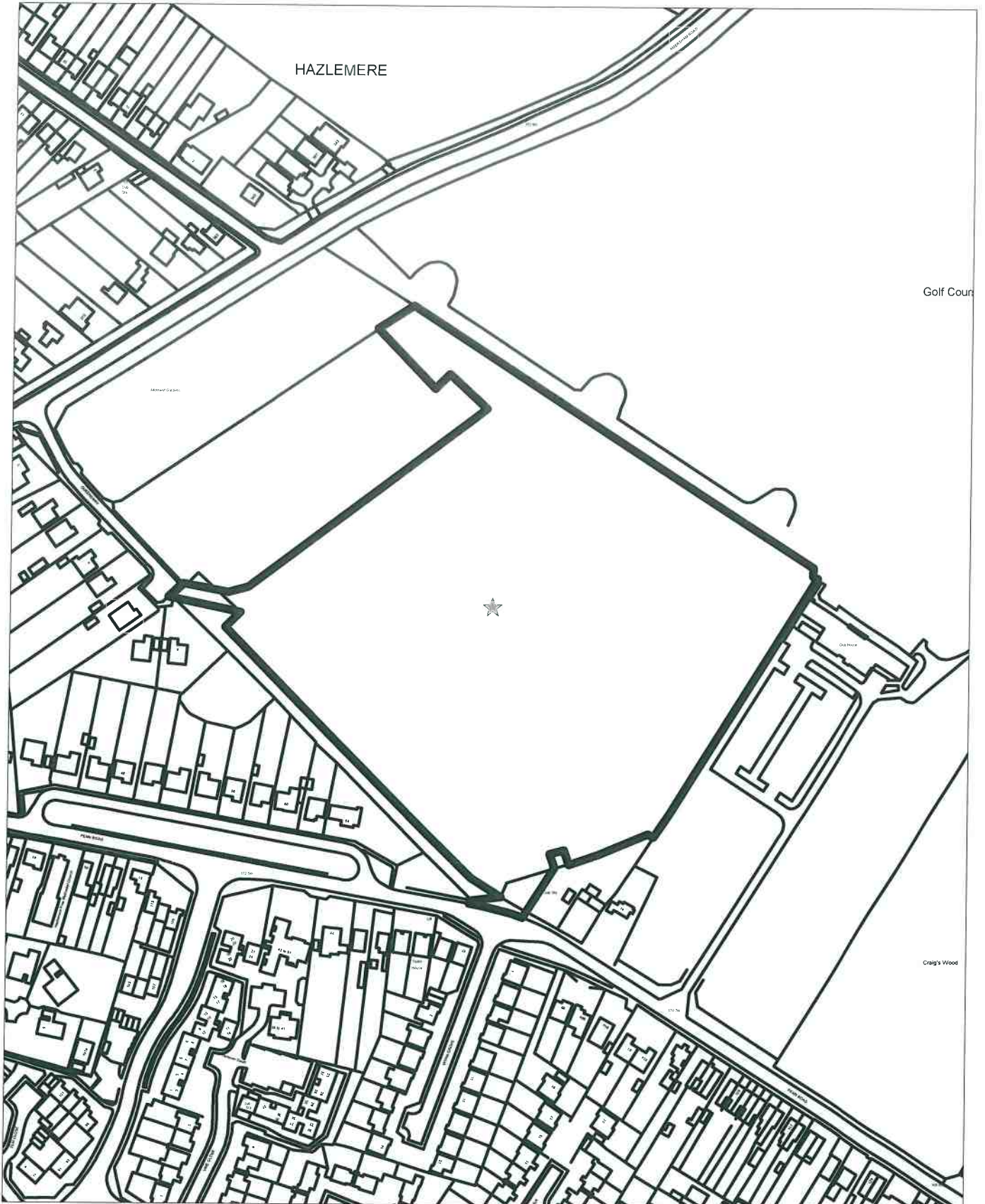
Comments have been received objecting to the proposal:

- Hazlemere Golf Club shares boundaries with the development and in particular in the north east boundary should be secure to prevent trespassers.
- The maintenance area is adjacent to the 18<sup>th</sup> tee and the noise from machinery should not adversely impact users of the golf course.
- The parking provision should be sufficient to ensure that Golf Club parking is not utilised
- The site is too far from High Wycombe to provide a useful facility
- There are no facilities for visitors
- Lack of sufficient parking will result in local roads being used as overspill car parks
- There should not be an exit gate onto Queensway and no vehicular traffic should be allowed to come via Queensway. All traffic should use the Penn Road entrance.
- Concerns that the allotments are to be included within the site – the plans are inaccurate
- Security provision – without adequate provision likely to lead to increased anti-social behaviour



- Lead to increased traffic
- Site should not be developed if it is within the Green Belt, encroaches upon a public footpath, loss of a recreational facility, creation of a cross roads at the access point
- Conflict of interest between site freeholder and the planning authority
- Site is within AONB and should have no buildings or roads constructed within it
- Should not be determined before the Local Plan Inspector has commented on the Local Plan
- There is sufficient space within the existing cemeteries
- Cemetery should be as natural as possible
- Site is too close to residential properties.
- Lack of parking will lead to road side parking which will cause road safety issues
- Potential surface water issues
- Loss of visual amenity
- No need for an additional cemetery; sufficient capacity at Hampden Road cemetery – has sufficient evidence been presented to demonstrate the need
- Unnecessary features such as reflective pools – design will be expensive
- Ecology information inadequate failed to identify a number of bird species that frequent the site
- There should be no segregation of faiths within the cemetery
- Could there be an area for a fenced perimeter walk way
- Could the access to the cemetery be on Amersham Road rather than Penn Road through the creation of a new access point
- The car parking area could then be relocated away from the boundary close to 78 Penn Road
- Measures to prevent or limit pollution must be considered – can lead to groundwater contamination
- Consider alternative sites for a cemetery
- Mistakes in the D and A statement which make reference to a road not within the area
- A decision should be taken by the new unitary authority
- Should be subject to proper consultation

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Scale 1/2500

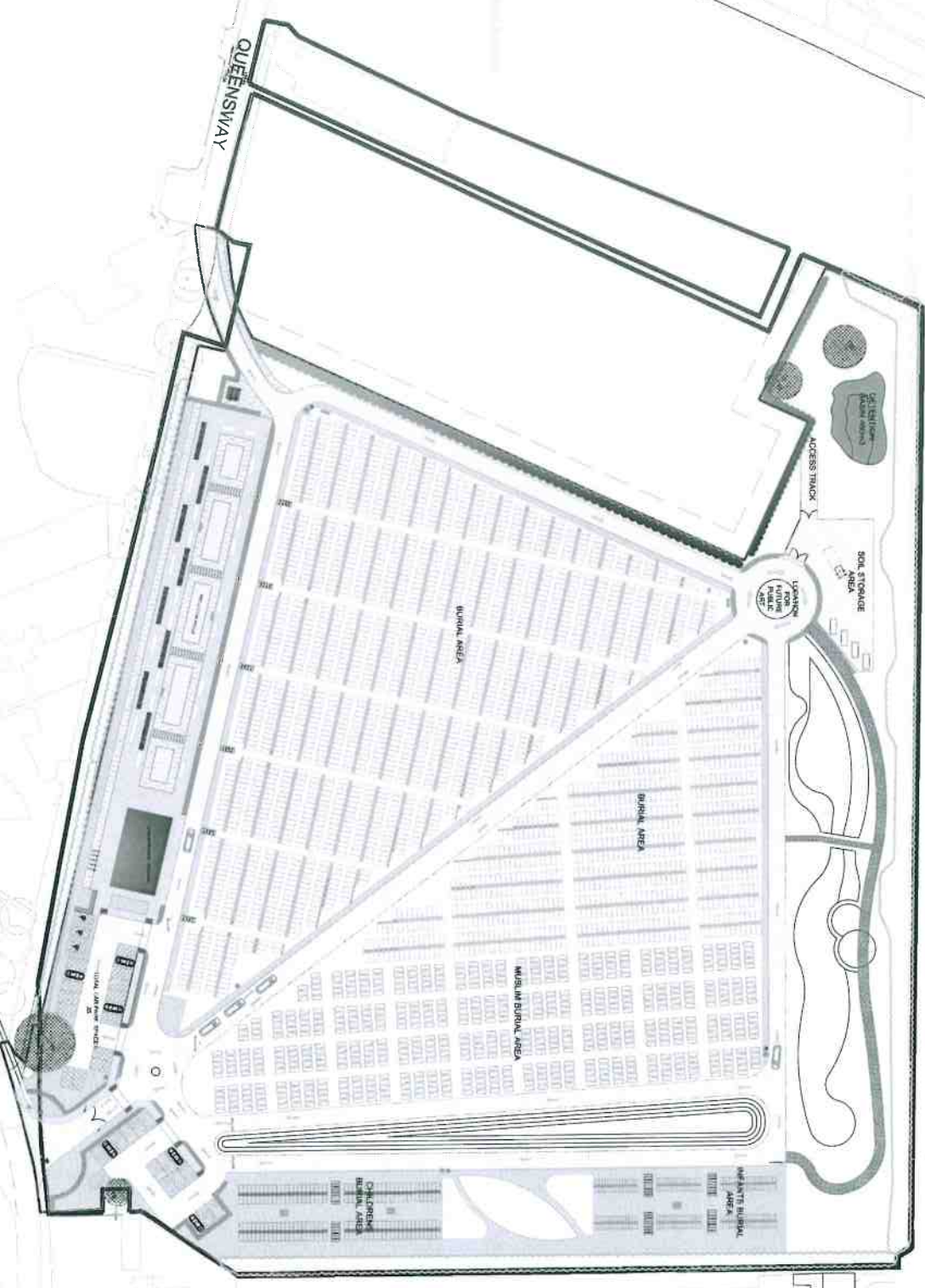




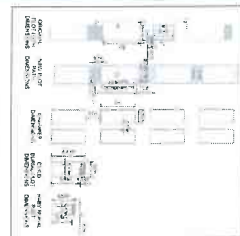
AMERSHAM ROAD A404  
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QUEENSWAY

PENN ROAD



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	1:500 BOUNDARY
	1:500 FENCING
	1:500 PATH
	1:500 ROAD
	1:500 FOOTPATH
	1:500 DRAINAGE
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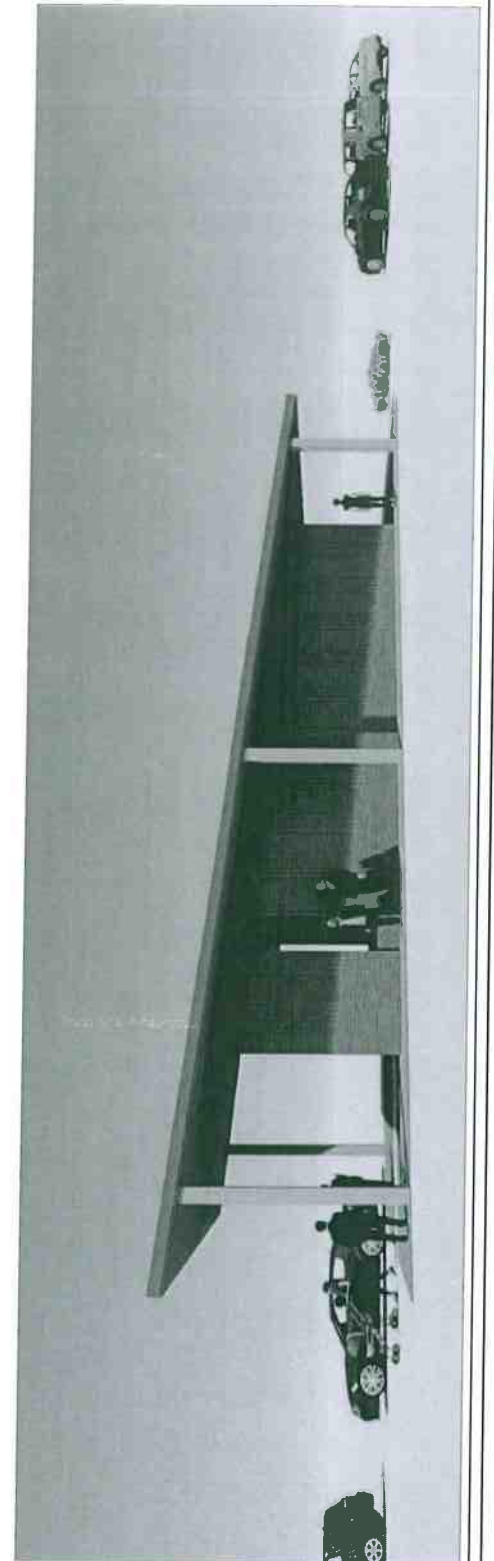
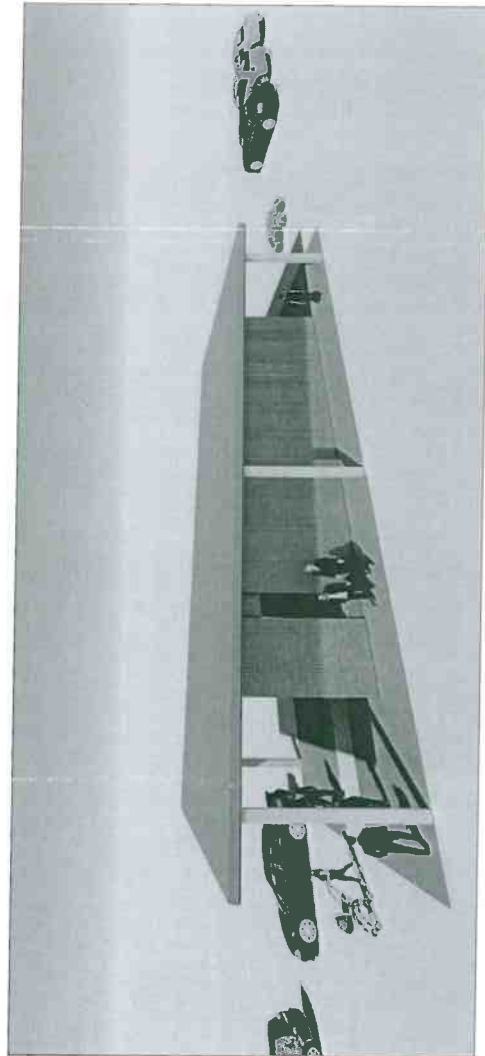
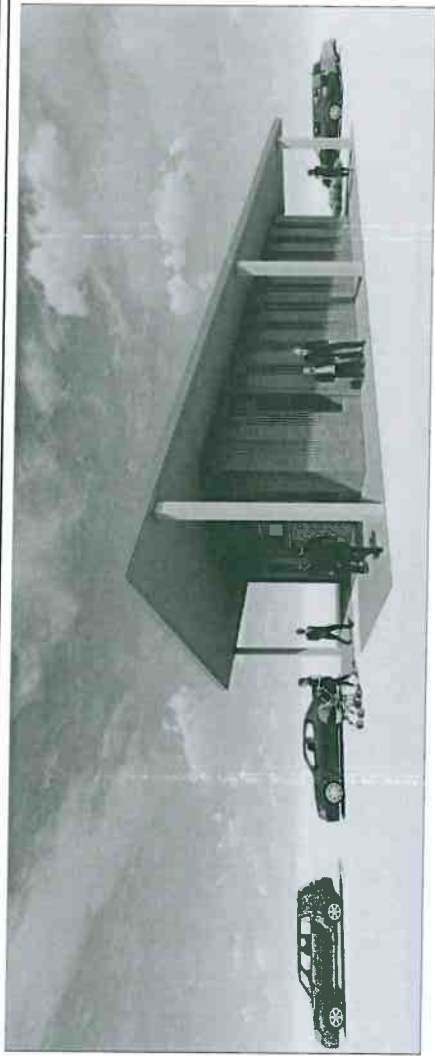


**Notes:**

1. All dimensions are in meters.
2. All dimensions are to the center of the plot.
3. All dimensions are to the center of the plot.
4. All dimensions are to the center of the plot.
5. All dimensions are to the center of the plot.
6. All dimensions are to the center of the plot.
7. All dimensions are to the center of the plot.
8. All dimensions are to the center of the plot.
9. All dimensions are to the center of the plot.
10. All dimensions are to the center of the plot.

<p><b>Cemetery Development Services</b></p> <p>Building 51, West Park M42, Solihull B37 7YU Tel: 01525 864487 Web: www.cemdev.co.uk</p> <p>Drawn by: JBS Approved by: ISSNER Scale: 1:500 @ A1 Date: JUN 2019</p>	
<p>PROJECT: PENN ROAD CEMETERY</p> <p>TITLE: GENERAL SITE LAYOUT PLAN</p>	
<p>CLIENT: WYCOMBE DISTRICT COUNCIL</p>	<p>DATE: 01</p>
<p>PROJECT: PENN ROAD CEMETERY</p>	<p>DATE: 01</p>
<p>TITLE: GENERAL SITE LAYOUT PLAN</p>	<p>DATE: 01</p>





No.	Date	Description	By
04	22.07.19	Design Revision	JR
03	17.07.19	Design Revision	JR
02	24.06.19	Design Revision	JR
01	24.06.19	Design Revision	JR

**CLIENT**  
 WYCOMBE DISTRICT COUNCIL

**PROJECT**  
 PENN ROAD CEMETERY

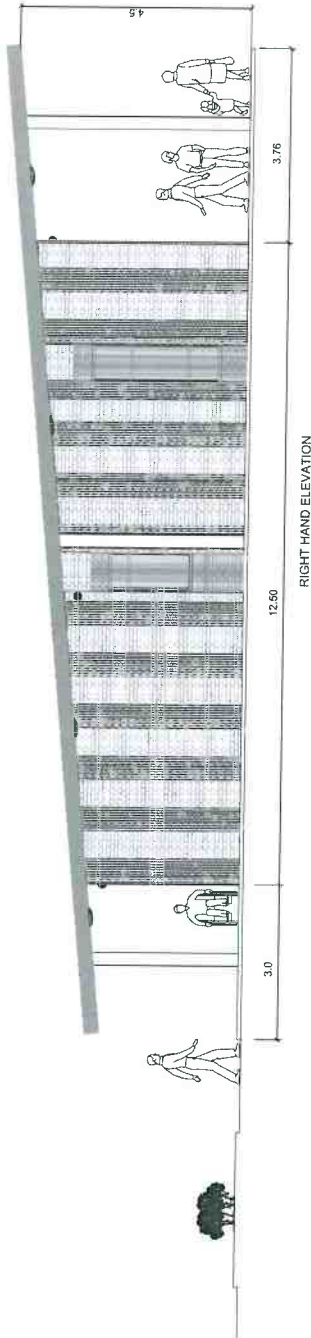
**TITLE**  
 ADMINISTRATION BUILDING VIEWS

**CDS**  
 Cemetery Development Services  
 Building 51  
 West Park  
 Bedfordshire  
 MK45 4HS  
 Tel: 01225 864387  
 email: info@cds-dev.co.uk  
 web: www.cds-dev.co.uk

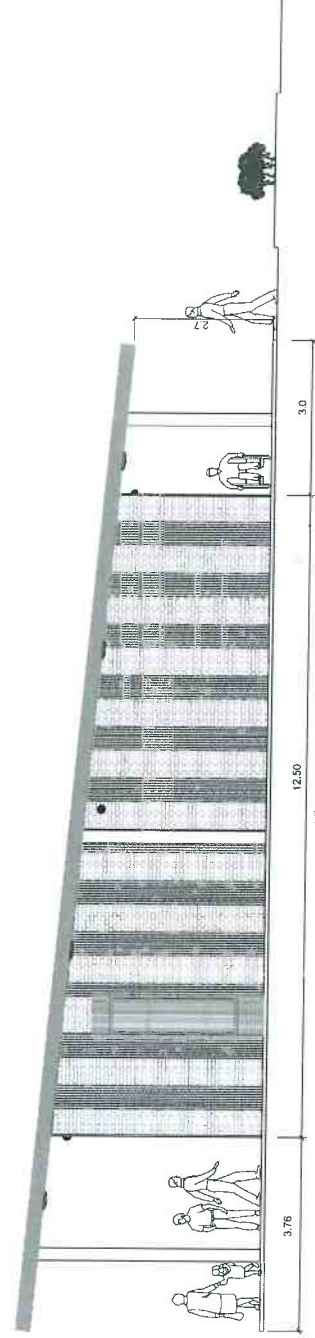
Drawn by: Approved by:  
 Sub: MJS @ A1 Drawing Status  
 Sheet 1 of 1 ISSUED  
 Date: JULY 2019

Drawing No. 04  
 CDS\_WYC\_OMB\_08

CLOSED HOURS



RIGHT HAND ELEVATION



LEFT HAND ELEVATION



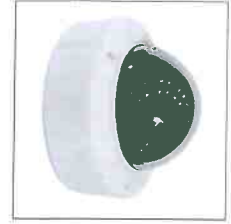
STEEL FRAME CANTERLIVER WITH TIMBER STRUCTURED ROOFING



TIMBER SCREEN



VERTICAL DECORATIVE BRICKWORK



CCTV CAMERA TYPE

EXTERNAL LIGHTING



CCTV CAMERAS



VERTICAL DECORATIVE BRICK (To Avoid Climbing)



TIMBER SCREEN SHUTTER



FRONTAL ROOF HEIGHT - 4.5 M

REAR ROOF HEIGHT - 2.7 M

Rev	Date	Description	By
04	25.07.19	Design Revision	JR
03	11.07.19	Design Revision	JR
02	28.06.19	Design Revision	JR
01	28.06.19	Design Release	JR

CLIENT

WYCOMBE DISTRICT COUNCIL

PROJECT

PENN ROAD CEMETERY

TITLE  
BRICKWORK AND TIMBER SCREEN OPTIONS

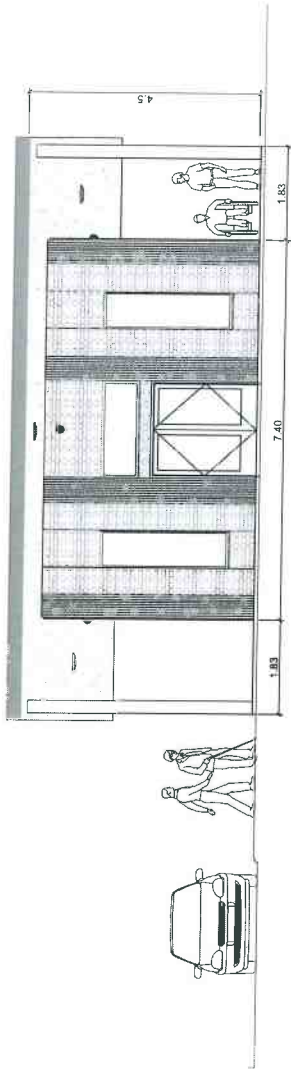
CDS Building 51  
Great Park  
Stoughton  
Bedfordshire  
MK44 4HS  
Tel: 01525 864337  
email: info@cds-dev.co.uk  
web: www.cds-dev.co.uk



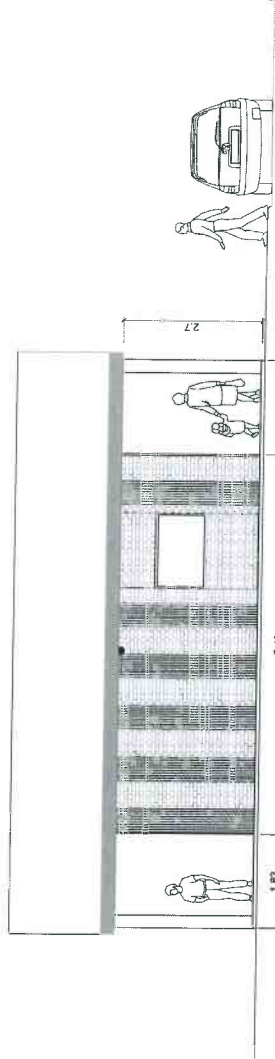
Drawn by: Approved by: Drawing Status:  
Scale: 1:50 @ A1 ISSUED  
Sheet: 1 of 1 Date: JULY 2019

Drawings No: CDS\_WYCOMB\_04  
Rev: 04

OPENED HOURS



FRONTAL ELEVATION



REAR ELEVATION

EXTERNAL LIGHTING

CCTV CAMERAS

VERTICAL DECORATIVE BRICK  
(To Avoid Climbing)

TIMBER SCREEN SHUTTER

FRONTAL ROOF HEIGHT - 4.5 M  
REAR ROOF HEIGHT/SCREEN

Rev	Date	Description	By
04	28.07.19	Design Revision	JB
03	19.07.19	Design Revision	JB
02	28.06.19	Design Revision	JB
01	28.06.19	Design Revision	JB

WYCOMBE DISTRICT COUNCIL

PROJECT

PENN ROAD CEMETERY

TITLE  
BRICKWORK AND TIMBER SCREEN  
OPTIONS

CDS  
Building 51  
West Park  
Silsoe  
Bedfordshire  
MK45 4HS  
Tel: 01225 664387  
email: info@cds-4ps.co.uk  
web: www.cds-4ps.co.uk

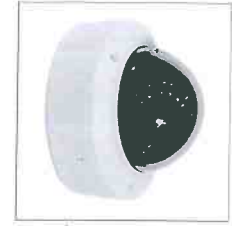


Approved by: Design Review  
18/03/2019

Scale: 1:50 @ A1  
Sheet: 1 of 1

Drawn by: JB  
Date: JULY 2019

Rev	Rev
CDS_WYC_OMB_06	04



CCTV CAMERA TYPE



VERTICAL DECORATIVE  
BRICKWORK



TIMBER SCREEN



STEEL FRAME CANTILEVER  
WITH TIMBER STRUCTURED ROOFING

# Agenda Item 6.

Contact: Lucy Bellinger DDI No. 01494 421525

App No : 19/05996/FUL App Type : FUL

Application for : Formation of Irrigation Reservoir in connection with delivering Sustainable Irrigation to the Golf Course

At Wycombe Heights Golf Centre, Rayners Avenue, Loudwater, Buckinghamshire, HP10 9SZ

Date Received : 15/05/19 Applicant : Mr Guy Giggott - Burhill Group Limited

Target date for decision: 14/08/19

## 1. Summary

- 1.1. The approval of planning permission is recommended subject to planning conditions which are necessary to make the development acceptable in planning terms.
- 1.2. The development would accord with local planning policies and would not have an adverse impact on neighbouring land and property.

## 2. The Application

- 2.1. Planning permission is sought for the creation of an irrigation reservoir within the grounds of the Wycombe Heights Golf Centre. The golf course is a pay and play golf facility with a main 18 hole course and an 18-hole par 3 course. The site comprises the main clubhouse incorporating bar, dining room, shop and function rooms together with outside grounds and seating area and a large car park. There is also a golf driving range.
- 2.2. The proposed irrigation reservoir will improve the overall operational sustainability and efficiency of water usage of the site, thereby extending the golf season and the quality and playability of the two courses.
- 2.3. The site of the proposed reservoir is 0.82 ha and lies to the southeast of the clubhouse and parking area. The location of the reservoir is currently mown grassland with scattered semi-native trees set amongst established gold holes. The location of the reservoir has been influenced by a number of factors including:-
  - Topography
  - Ground conditions
  - The location of rights of way
  - Views from the Chilterns AONB
  - Ecological and environmental impacts
  - Operational accessibility
  - Proximity to the existing bore hole and storage tank
  - Presence of underground and surface infrastructure
- 2.4. The reservoir would be constructed using cut and fill which will therefore obviate the need to import materials.
- 2.5. The application is accompanied by:
  - a) Planning Statement
  - b) Preliminary Contaminated Land Assessment
  - c) Reservoir Flood Risk Assessment
  - d) Landscape Character and Visual Impact Assessment
  - e) Flood Risk Assessment
  - f) Ecology Wildlife Checklist

- 2.6. Additional information has been received in relation to surface water and downstream flood risk.
- 2.7. The Council has consulted on the planning application and the responses are summarised in Appendix A of this report and are available in full on our web site.

### **3. Working with the applicant/agent**

- 3.1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 3.2. In this instance:
  - the applicant was provided with pre-application advice;
  - the applicant was provided the opportunity to submit amendments to the scheme/address issues;
  - the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

### **4. Relevant Planning History**

- 4.1. **15/08410/FUL**; Re-grading and extension of golf driving range outfield with ecological and environmental landscape enhancements. Permitted June 2016.
- 4.2. **18/07928/MINAMD**; proposed non-material amendment to the above permission 15/08410/FUL. Permitted Nov 2018.
- 4.3. County matter application **CC12/9005/CM**, importation of clean, inert soils and remodelling of golf driving range outfield and formation of irrigation reservoir. Appeal refusal January 2014.

### **5. Issues and Policy considerations**

#### **Principle and Location of Development**

WDLP: CP1 (Sustainable Development), CP3 (Settlement Strategy), CP8 (Protecting the Green Belt), CP12 (Climate Change)

- 5.1. The development would be appropriate within the green belt.
- 5.2. The proposal would be an “engineering operation” which is one of the types of development which is “appropriate” providing it preserves the openness of the Green Belt and does not conflict with its purposes. The proposal would retain the openness of the green belt and would not conflict with the purposes of the designation.
- 5.3. The site is located in the Chilterns Area of Outstanding Natural Beauty (AONB). The development would not damage the natural beauty of the AONB which has already been significantly altered by the original creation of the golf course. The proposal would not be visually significant within longer distance views. The Chilterns Conservation Board are neutral in their stance and do not object.
- 5.4. Third party objections on the grounds that the new reservoir is not needed, is not a planning reason that could justify refusal of planning permission. The reasoning behind the proposal is to improve the operational sustainability and efficiency of water usage for site irrigation, thereby improving the quality and playability of golf and the long term commercial future of the golf club. This is perfectly logical and reasonable. It would echo the aims of the local plan of promoting mitigation and adaption to climate change and water efficiency.



## **Transport matters and parking**

DSA: DM2 (Transport requirements of development sites)

WDLP: CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.5. The proposal is acceptable in highway terms.
- 5.6. Because the reservoir will be created using “cut and fill” there will be very limited vehicle movements as material will not need to be brought to or taken away from the site. Construction plant will need to be brought to site at the start and there will also be some vehicle movements associated with construction workers. The applicant has stated that only one medium sized excavation vehicle will be used and that there will be low levels of other construction vehicles. A local resident has queried if HGV movement of soil be banned along Rayners Avenue. Although there will not be any importation & exportation of soil involved, there are no planning or highway reasons to impose a total ban of HGV movement of soil along Rayners Avenue.
- 5.7. The Highway Authority has recommended a planning condition seeking a construction traffic management plan, so that the impact upon users of local roads and rights of way can be properly controlled and minimised. Such a condition is necessary to ensure that the safety and convenience of highway users is not compromised and the amenity of local residents is protected.

### Rights of way

- 5.8. There are a number of public footpaths and bridleways through the golf course. The Chiltern Way also passes across the golf course and uses the vehicle access to the golf course in parts. The new reservoir would not impinge of existing routes/paths. There may be some minor effect on the use of paths while work is being carried out. But this is likely to be very limited. The appropriate management of construction traffic will ensure that walkers, cyclists and horse riders are not unduly impacted upon.

## **Place making, design quality and residential amenity**

DSA: DM14 (Biodiversity in development)

WDLP: CP9 (Sense of place), DM30 (The Chilterns AONB), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.9. The development would not have an adverse impact on the amenities of neighbouring land and property.
- 5.10. The location of the reservoir within the golf course and the fact that it would be created by cut and fill technique would ensure that there is no adverse impact on neighbouring residents.
- 5.11. It is not necessary to restrict construction working hours as the normal construction hours (7am-7pm Monday to Friday, 7am-1pm Saturday) would be acceptable given the distance that the reservoir would be from neighbouring houses. The Environmental Health Officer has not requested a planning condition to restrict hours of working.
- 5.12. The creation of the irrigation lake would involve the removal of a small number of trees. An acceptable landscaping scheme is proposed which would naturalise the setting of the reservoir, provide replacement tree & hedge planting and enhance biodiversity. A planning condition is necessary to secure the implementation of the landscaping scheme.

## **Environmental issues**

WDLP: CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 5.13. The development would not have any adverse environmental effects. The Environmental Health Officer has no objection.

## **Flooding and drainage**

DSA: DM17 (Planning for flood risk management)

WDLP: DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 5.14. The LLFA raise an objection due to insufficient information. At the time of writing a response from the Lead Local Flood Authority on the additional/amended technical information is pending. An update will be provided at the meeting.
- 5.15. It is likely that planning conditions will be necessary to secure technical detailed matters thereby ensuring a satisfactory solution to managing potential flood risk and that the development is built in accordance with the flood risk assessment.
- 5.16. The reservoir will be filled from a nearby borehole and the Environment Agency deal with water abstraction licence and regulation. The Environment Agency do not object. They have highlighted that if the applicant intends to abstract more than 20 cubic metres of water per day then an abstraction licence will be needed from the Environment Agency.
- 5.17. The reservoir will have a management procedure which will include weekly visual inspections and health & safety signage is expected to be erected near the reservoir so that users of the golf course are aware of the risks.

## **Infrastructure and Developer Contributions**

WDLP: CP7 (Delivering the infrastructure to support growth)

- 5.18. The development is not a type of development where CIL would be chargeable.
- 5.19. There would not be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

## **Recommendation**

- 5.20. If at the time of the meeting the final response of the LLFA has not been received the recommendation is to delegate the determination of this application to the Head of Planning & Sustainability. This will allow the application to be determined once the Lead Local Flood Authority confirm whether or not they are now satisfied with the proposal in relation to drainage and flood risk.

**Recommendation:** That the Head of Planning and Sustainability be given delegated authority to determine this application subject to receipt of the final view of the Local Lead Flood Authority.

## **It is anticipated that any permission would be subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers GGD-182-2843, 587.2.3.PD.01 VER 1, 587.2.3.PD.02 VER 1, 587.2.3.PD.03 VER 1, 587.2.3.PD.04 VER 1, 587.2.3.PD.05 VER 1, GGD-182-2870 REV D; unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

- 3 Prior to the commencement of development, a construction traffic management plan detailing the management of construction traffic (including but not limited to vehicle types, tonnages, frequency of visits, routing, expected daily timeframes, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted to and approved in writing by the Local Planning Authority. The construction traffic management plan shall also include reference to or an obligation to:
- a) measures to ensure contractors are aware that the access road is also used by pedestrians, horse riders and cyclists;
  - b) measures to carry out a pre-start and post completion road and bridleway condition survey.
- Thereafter construction shall be carried out in accordance with the approved management plan.
- Reason: This is a pre-commencement condition as development cannot be allowed to take place which in the opinion of the Highway Authority could cause danger, obstruction and inconvenience to users of the highway and of the development.
- 4 The development shall be carried out in accordance with the approved landscaping scheme illustrated on drawing GGD-182-2870 REV D unless otherwise first agreed in writing by the local planning authority.
- Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
- Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 6 The development shall be carried out in accordance with the approved Flood Risk Assessment dated 15th April 2019 by Hydreau Consulting Engineers unless otherwise first agreed in writing by the local planning authority.
- Reason: To ensure that the risk of flooding does not increase.

#### INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 2 You are advised that the development lies within 250 metres of a known landfill site and you may wish to satisfy yourself that the details of the construction of the proposals take the necessary account of the possibility of landfill gas from that source. If your proposal requires Building Regulation Consent this issue will be dealt with by the Building Control Division when a formal submission is made. However, this may require you to engage the services of a consultant with expertise in these matters.
- 3 The applicant is advised to contact Transport for Buckinghamshire to determine the extent and timing of pre-start and post completion condition local highway network surveys. This is required as part of the construction traffic management plan and surveys must be accompanied by a representative of Transport for Buckinghamshire.

**19/05996/FUL**

## **Consultations and Notification Responses**

### Ward Councillor Preliminary Comments

**Councillor Miss Katrina Wood** – requests that the application be heard at Planning Committee.

### Parish/Town Council Comments/Internal and External Consultees

**Chepping Wycombe Parish Council** – Object, for aesthetic reasons and deemed unnecessary.

### **Environment Agency (south-east)**

Comments: No objection.

### **The Chilterns AONB Planning Officer**

Comments: Neutral comments made neither objecting nor supporting.

### **County Highway Authority**

Comments: No objection, subject to a planning condition requiring the submission and approval of a construction traffic management plan, in order to minimise the impact of construction upon the local highway network.

### **Rights of Way and Access**

Comments: There is a network of local bridleways that share space with vehicles. As such the main concern relates to the managing of construction traffic with public use and ensuring that bridleway surface is repaired should there be any damage. These comments have been outlined to the Highway Authority and reflected in their response.

### **Buckinghamshire County Council (Major SuDS)**

Comments: Object due to insufficient information. Pending receipt of revised comment on additional information.

### **Control of Pollution Environmental Health**

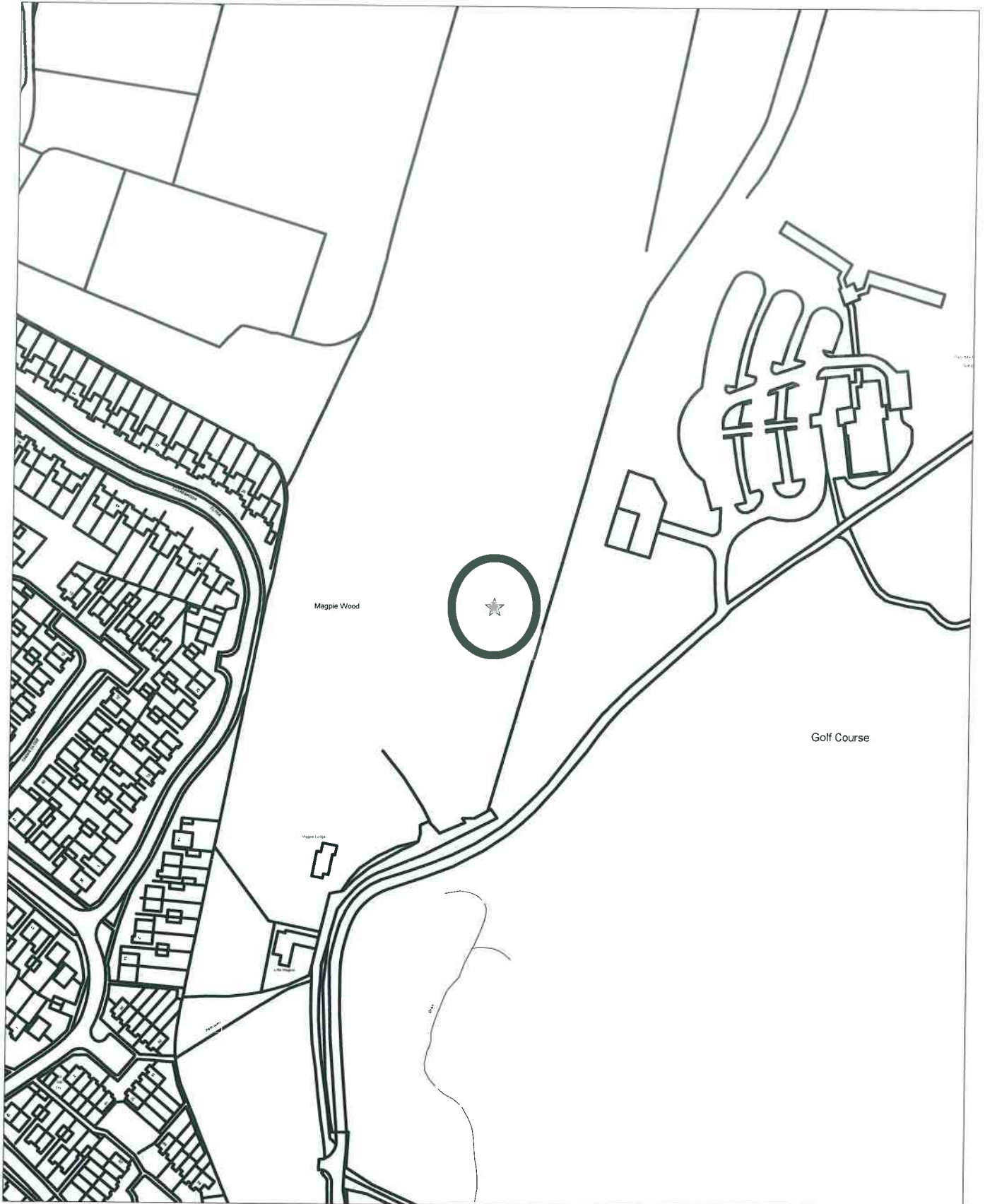
Comments: No objection. Planning informative requested regarding proximity to landfill site.

### Representations

One letter has been received objecting to the proposal:

- There is no need to build a reservoir as there are already sufficient ways on the golf course to obtain water.
- There are no safety conditions to prevent accidents. What are the safety conditions if the reservoir becomes frozen in winter?
- What conditions will be laid on regarding the hours and days of construction. There should be no weekend working.
- Will all extracted soil be kept on site and placed elsewhere on the golf course.
- Will any HGV movement of soil be banned along Rayners Avenue?

19/05996/FUL  
Scale 1/2500







WYCOMBE HEIGHTS

Revision History



Project: Wycombe Heights Golf Centre  
 Drawing: Proposed Irrigation Reservoir Application Location Plan

Client: Burhill Group Limited

Project: Wycombe Heights Golf Centre

Drawing: Proposed Irrigation Reservoir Application Location Plan

Drawn By: J.C.G.	D. Issue Date: 29th Oct 2018
Scale: 1:10000@A3	Rev: 00
Drawing No: GGD-18-2-2443	Rev: 01
	Page 1 of 1



Extent of ownership

Application Area (0.82Ha)



**Wycombe Heights Golf Centre**

Site of proposed reservoir

Wycombe Heights GC Water Storage

This drawing shows the area of the proposed water storage reservoir.

Drawn: MVA Date: 08/04/19 Scale: 1:500 / A2 Project: 58723PD/31 Rev: 1

**LH HYDREAU**  
Consulting Engineers  
Hydrology · Water Engineering · Drainage · Irrigation  
Blackbird Cottage · Main Street · Evesby · Skelton ·  
Lincolnshire · NG34 9RN  
T: 0333 600 7005 E: enquiries@hydreau.co.uk www.hydreau.co.uk



# Wycombe Heights Golf Centre

Plan of proposed reservoir with aerial imagery and surveyed ground levels

Wycombe Heights GC Water Storage

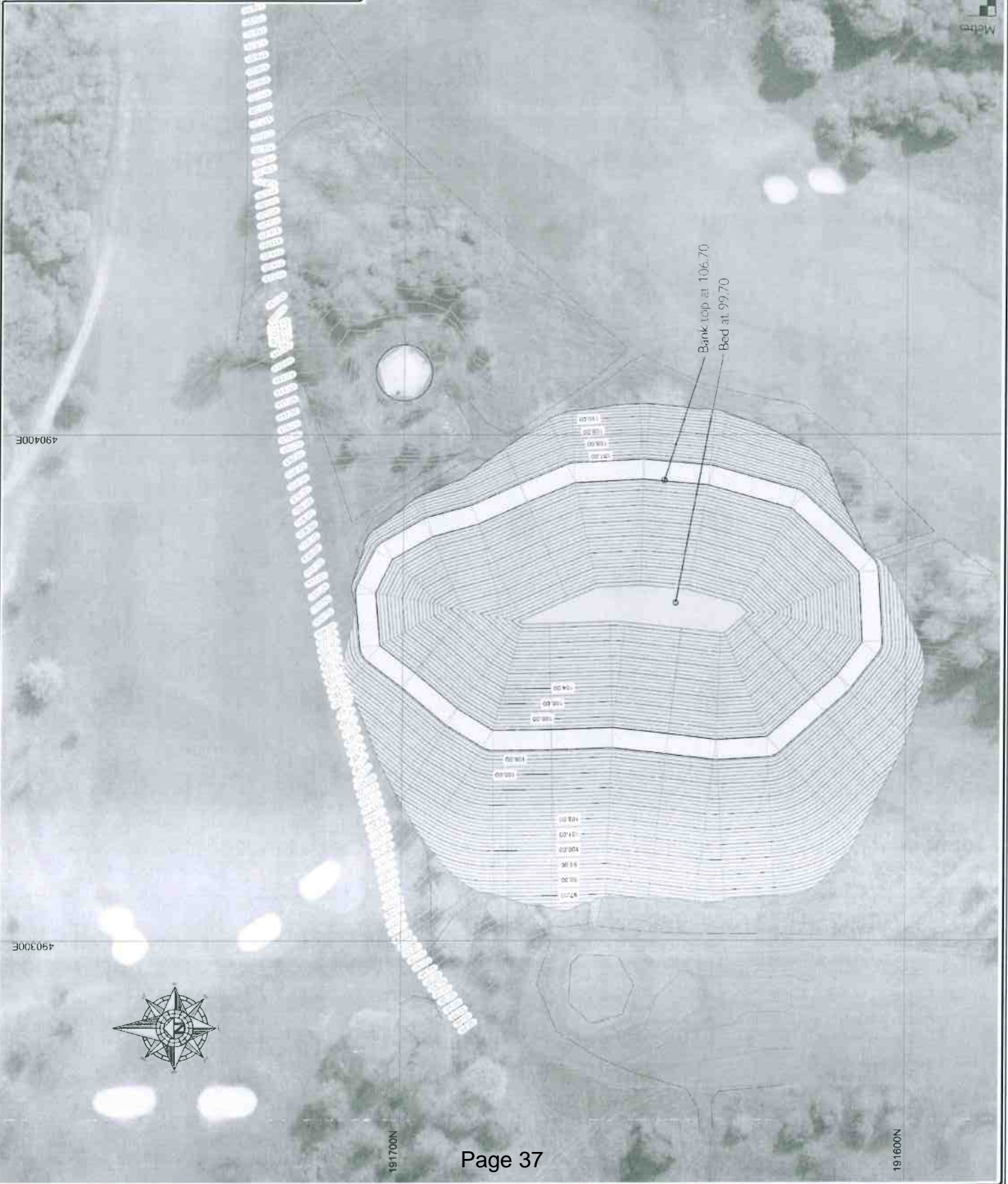
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Drawn by: M.V. / Date: 08/04/19 / No: 587.2.3.PD.03 / Rev: 1

Project No: 1500 / A2



Hydrology, Water Engineering, Drainage, Irrigation  
Blackbird Cottage, Main Street, Ewby, Slufield,  
Leicestershire, NG34 9PH  
T: 0133 600 7005 E: manous@hydreauk.uk www.hydreauk.uk





Wycombe Heights Golf Centre

Plan of proposed reservoir with alignments

Wycombe Heights GC Water Storage

For 100% design taken from plans reference number: 507-235005

Drawn: JMM Date: 08/04/19 Scale: 1:500 / A2 Project No: 587235005 Rev: 1

**HYDREAU**  
 Consulting Engineers  
 Hydrology, Water Engineering, Drainage, Irrigation  
 Blackbird Cottage - Main Street - Boreby - Haverhill  
 T: 01333 600 7005 E: info@hydrau.co.uk www.hydrau.co.uk

Planning Design Reservoir  
 Footprint Surface Area: 8,970m<sup>2</sup>  
 Total Bankfull Capacity: 12,100m<sup>3</sup>  
 Total Usable Capacity: c. 10,400m<sup>3</sup>  
 Amount of CUT: 10,900m<sup>3</sup>  
 Amount of FILL: 10,900m<sup>3</sup>  
 Total internal depth: 7.0m  
 Max depth of cut: 6.3m  
 Max height of banks: 5.3m

490400E

490300E

191700N

490500E

191600N

191700N

191600N



Wycombe Heights Golf Centre

Profiles of proposed reservoir

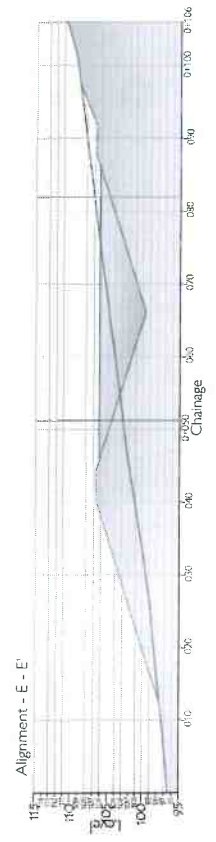
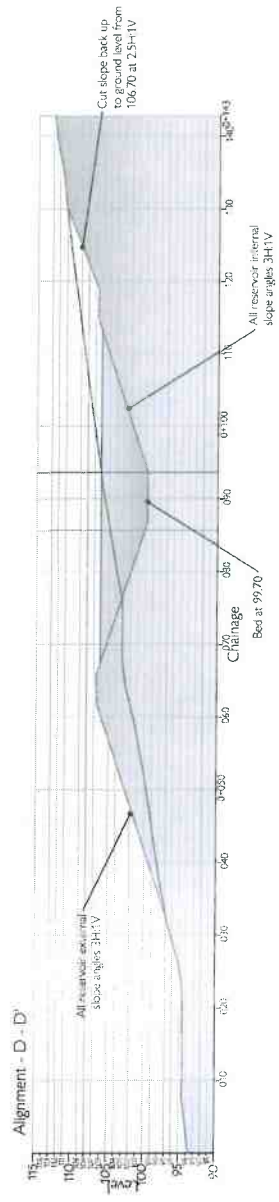
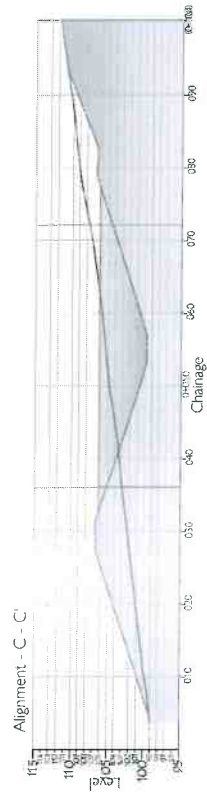
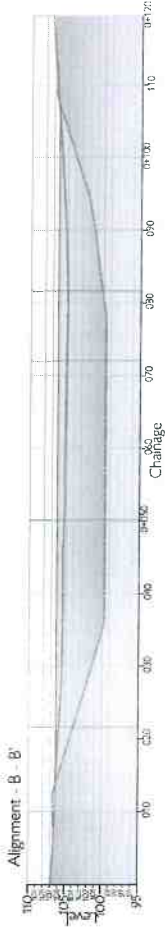
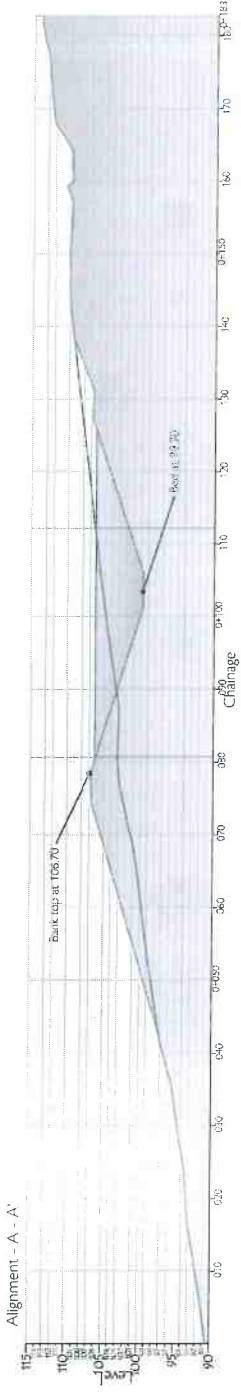
Wycombe Heights GC Water Storage

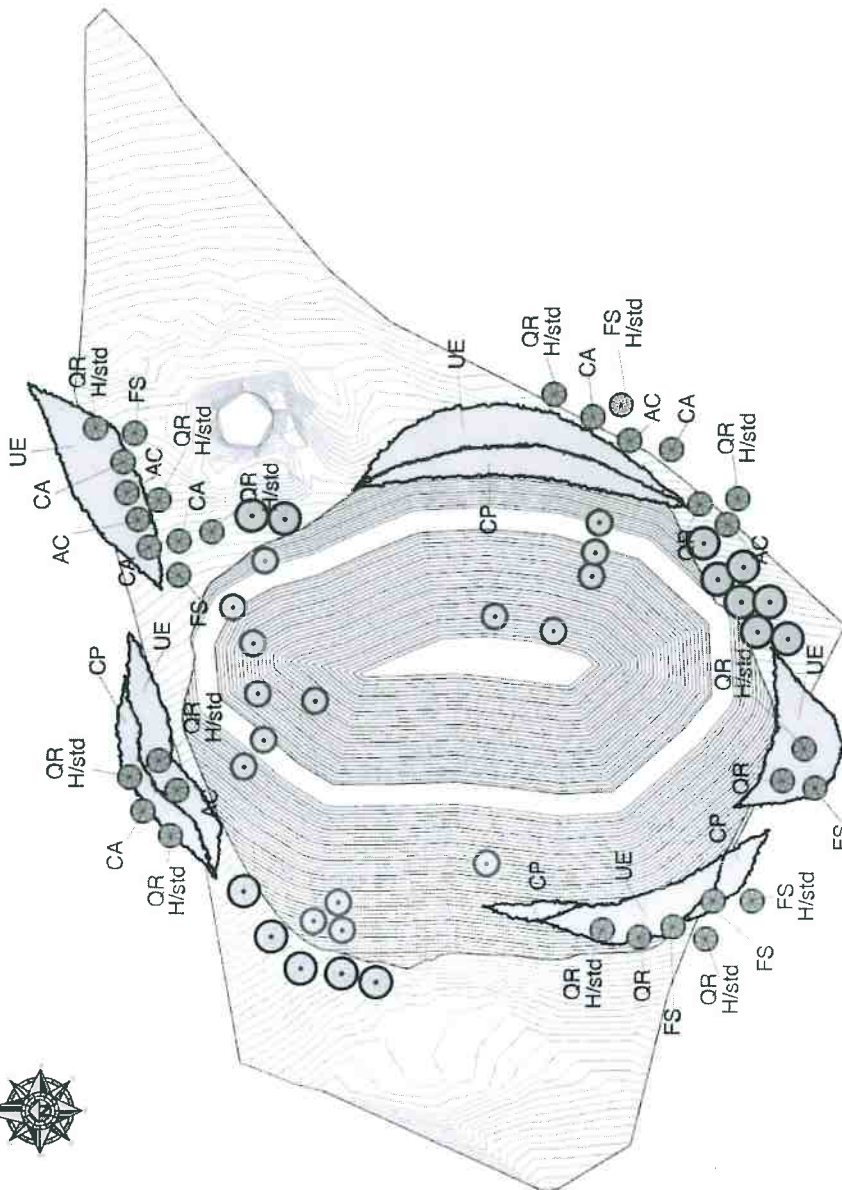
For this profiled from a height of 106.70m above datum. Elevation 106.70m.

Drawn by	080419	Rev	1:500 / A2	Project No	58723 PD05	Sheet No	1
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**HYDREAU**  
Consulting Engineers

Hydrology, Water Engineering, Drainage, Irrigation  
Blackbird Cottage - Main Street - Swerby - Sluited -  
T: 01333 600 2005 E: marcos@hydreauk.com www.hydreauk.com





**Planting Schedule**

ABRV	Species	Size	Spacing	Qty.
QR	Quercus robur - Oak	H/Std. RB		11
QR	Quercus robur - Oak	Whip B/root 150-180cm		3
FS	Fagus sylvatica - Beech	H/Std. RB		2
FS	Fagus sylvatica - Beech	Whip B/root 150-180cm		5
CA	Corylus avellana - Hazel	Whip B/root 100-120cm		6
AC	Acer campestre - Field Maple	Whip B/root 100-120cm		5
<b>Shrubs</b>				
UE	Ulex europaeus - Gorse	B/root 80-100cm	1/pm2	1505
CP	Cytisus praecox - Broom	B/root 80-100cm	1/pm2	525

**KEY**

- Existing trees requiring root protection zones
- Trees removed
- New trees
- New shrub planting

**Notes:**

The construction of the banking/slope of the irrigation reservoir will be built using a cut and fill method, and there will be no imported materials. The earthwork will be compacted, and a layer of topsoil will be spread to a minimum depth of 150mm, and then fixed into place using the back of the excavator (or similar) bucket.

The trees specified on the plan will be planted as Heavy Std. Can. Mature (12-15m, girth and 2.5m tall), or as whip (80-100cm). The larger trees will create top screening, planted in appropriate species groups. The whips will take time to develop into attractive groupings, and will complement the larger trees adjacent. The spacing of the trees and shrub planting is as the plan.

Tree pits will be dug for all the heavy std. at least 100mm larger than the root ball - soil compact and fertilizer will be added at manufacturer's rates. Drainage pipes will be installed to allow watering of the tree roots from the surface. All trees will be staked into position and secured to ensure they are given the best opportunity to establish.

**Revision History**

Revision	Description	Date
A	Planting schedule caps changed	5/4/19
B	Planting numbers added	10/4/19
C	Notes added	13/4/19
D	Tree root protection zones added	16/4/19



Jonathan Gaunt  
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St. Brelwe, Jersey, JE2 7AA  
and j.gaunt@gauntgolf.com or 00359 533333



BURHILL GOLF & LEISURE LTD  
WYCOMBE HEIGHTS GOLF CENTRE

**PROPOSED IRRIGATION LAKE  
LANDSCAPE DESIGN PLAN**

Project	KF	Date	5 April 2019
Scale	1:1000	Rev D	16 April 2019
File No	G3D-182-2870 revD		

# Agenda Item 7.

Contact: Matthew Jackson DDI No. 01494 421522

App No : 19/06404/FUL App Type : FUL

Application for : Householder application for construction of single storey cedar garden room to be used as a home gym and sun room

At Whiteleaf Lodge. Peters Lane. Monks Risborough. Buckinghamshire, HP27 0LG

Date Received : 17/06/19 Applicant : Mrs Helen Jackson

Target date for decision: 12/08/19

## 1. Summary

- 1.1. Planning permission is sought for the erection of a detached garden room in the rear garden.
- 1.2. The design and siting of the building are considered to be acceptable and the application is recommended for approval.

## 2. The Application

- 2.1. Planning permission is sought for the erection of a detached outbuilding to be used as a home gym and sun room. The outbuilding is proposed to be constructed with a timber frame and timber cladding.
- 2.2. It has a green; composite; mono pitched roof; measuring 2.7m at the top edge and 2.4m at the eaves. It measures 4.8m in width and 7.5m in length. It has full length glazed windows and doors in the front and side elevations but no openings in the rear elevation.
- 2.3. The outbuilding is proposed to be located 35m to the rear of the house, adjacent to the side boundary, to the rear of Beechurst.
- 2.4. The application dwelling is a detached two storey house with a thatched roof and white washed walls. It has been extended to the side and rear and has a detached single garage to the front. It has a small frontage which forms the driveway, and mature gardens, which are set down to the rear of the house, extend for 80m.
- 2.5. The application dwelling is located in Green Belt and the Chilterns Area of Outstanding Natural Beauty.

## 3. Working with the applicant/agent

- 3.1. In accordance with paragraph 38 of the NPPF Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 3.2. In this instance a local Councillor has requested that if the application is recommended for approval it be brought to Planning Committee for determination, due to concerns about the proximity to the boundary and the impact that may have.

## 4. Relevant Planning History

**09/06437/FUL** - Householder application for replacement of existing thatched roof with new tiled roof profile with dormer windows and construction of two storey side extension and roof alterations to retained single garage. Permitted 06.11.2009



**09/07243/FUL** - Householder application for replacement of existing thatched roof & formation of new roof profile & enlarged first floor accommodation with new simple thatched roof added; construction of two storey side extension (alternative scheme to p/p 09/06437/FUL). Permitted 21.01.2010.

**17/05790/FUL** - Householder application for erection of single storey rear extension, insertion of 4 velux rooflights to side & new window in gable in connection with loft conversion, re-thatch over existing ground floor side window & alterations. Permitted 12.05.2017

## **5. Issues and Policy considerations**

### **Principle and Location of Development in the Green Belt**

DSA: DM1 (Presumption in favour of sustainable development),  
Wycombe District Local Plan: CP1 (Sustainable Development), CP3 (Settlement Strategy), DM42 (Managing Development in the Green Belt) and DM43 (The Replacement or Extension of Dwellings in the Green Belt (including outbuildings))

5.1. The site is located in the Green Belt.

5.2. Policy DM43 of the adopted Local Plan states that the erection of residential outbuildings will be considered appropriate development in the Green Belt outside of a built up village as identified on the proposals map, when they comply with a number of criteria.

5.3. Proposals for outbuildings in the Green Belt will only be acceptable provided;

- 1) the volume of the proposed outbuilding would not exceed 25 percent of the volume of the original house;
- 2) the volume of all outbuildings on the property would not exceed 140 cubic metres;
- 3) it would be single storey only;
- 4) Would be less than 4m in height; and
- 5) It would not cover any more than 50 percent of the garden area.

5.4. In this instance the proposed outbuilding complies with all 5 requirements (having a volume of 91.8 cubic metre) and is therefore acceptable in principle. The size of building proposed would not have an adverse impact on the openness of the Green Belt.

### **The impact of the proposal on the character and appearance of the original property.**

Wycombe District Local Plan: CP9 (Sense of place), DM35 (Placemaking and Design Quality)

5.5. The outbuilding is of a design which is in keeping with the existing dwelling.

5.6. It has a contemporary design which is residential in appearance and is of a scale and siting which makes it subservient to the existing dwelling. Its proposed use is ancillary to the residential use of the dwelling and is therefore considered to be in keeping with the existing dwelling.

### **The impact on the Chilterns Area of Outstanding Natural Beauty**

DSA: DM1 (Presumption in favour of sustainable development),  
Wycombe District Local Plan: CP1 (Sustainable Development), DM30 (Chilterns Area of Outstanding Natural Beauty) DM36 (Extensions and alterations to existing dwellings)

5.7. The application site is in the Chilterns Area of Outstanding Natural Beauty (AONB). Development in the AONB should be of high quality design appropriate to its setting. This proposal incorporates design elements of the existing dwelling, matches materials and is subservient in scale to it.

5.8. It would not be particularly visible from the wider landscape and therefore it would have no detrimental impact on the character and appearance of the area. The proposal is considered to preserve the character and appearance of the Chilterns Area of Outstanding Natural Beauty.

## **Transport matters and parking**

Wycombe District Local Plan: DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.9. The existing parking layout meets the requirements for a dwelling of this size in this location under the Buckinghamshire Countywide Parking standards.

## **Amenity of existing and future residents**

New Local Plan: DM35 (Placemaking and Design Quality), DM36 (Extensions and alterations to existing dwellings)

- 5.10. The proposed outbuilding will not overlook any of the neighbouring dwellings.
- 5.11. The outbuilding is proposed to be located 35m from the rear of the house next to the boundary shared with the neighbour Beechurst, which is on Peters Lane. It is proposed to be oriented facing into the garden so the rear wall will run parallel with the rear boundary of Beechurst. The windows in the side will look up and down the garden and the windows and doors in the front across the garden.
- 5.12. The boundary with Beechurst is formed by a hedge and trees which provides natural screening between the two dwellings. The boundary with Holly House the other neighbour is similar. As a result the outbuilding will not increase the current levels of overlooking between the application site and the neighbouring dwellings.
- 5.13. The rear garden of Beechurst is just 9m in length, so the rear of the outbuilding could be as close as 10m from the rear of the house. It is however to the north of the house so it would have little impact on the sunlight entering the rear of the house. Although it would be visible from Beechurst it would not have a significant impact on the outlook from that property, in terms of degree of enclosure, as the height is relatively low, with the lower eaves line, which is parallel to the boundary, at 2.4 metres.

## **Environmental issues**

Wycombe District Local Plan: DM20 (Matters to be determined in accordance with the NPPF)

- 5.14. The proposal will not create any environmental issues which would have a detrimental impact on any of the neighbouring dwellings.
- 5.15. The outbuilding is proposed for residential use and so would not generate significant noise over and above that of the existing residential use of the property.
- 5.16. The orientation of the building means that light spill will be kept to a minimum as it will be directed away from the nearest neighbours on Peters Lane.

## **Weighing and balancing of issues – overall assessment**

- 5.17. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.18. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a) Provision of the development plan insofar as they are material
  - b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
  - c) Any other material considerations
- 5.19. As set out above it is considered that the proposed development would accord with the development plan policies.

<b>Recommendation: Application Permitted</b>
--

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers WDC1A; WDC1B and WDC2 unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 The materials used for the development shall be of those specified in the application form and approved plans unless the Local Planning Authority otherwise first agrees in writing.  
Reason: To secure a satisfactory external appearance

#### INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

In this instance a local Councillor has requested that if the application is recommended for approval it be brought to Planning Committee for determination.





19/06404/FUL

## Consultations and Notification Responses

### Ward Councillor Preliminary Comments

**Councillor Alan Turner** - I have concerns with this application, given the proximity to the neighbouring property and the potential for noise pollution. It is situated on a very large plot and might be better suited to a less unneighbourly spot. It is in the Greenbelt / AONB and close consideration should be given to its impact thereon.

Should officers be minded to approve this application I request that it is brought to Planning Committee for determination.

### Parish/Town Council Comments/Internal and External Consultees

**Princes Risborough Town Council** - No comment

### Representations

Eight comments have been received objecting to the proposal, of which six were from one person and two from another person. They raised concerns in relation to;

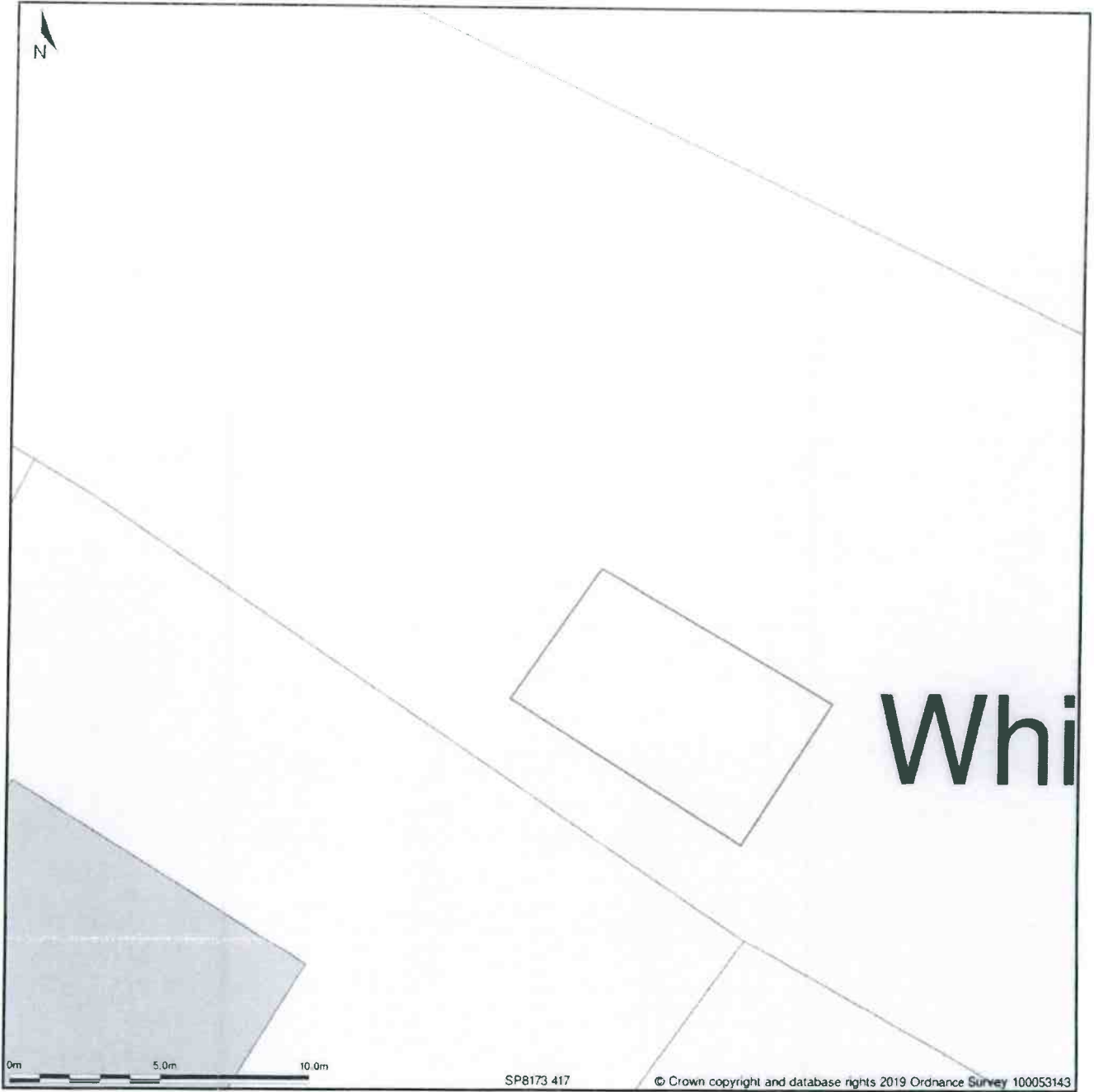
- The location of the summer house
- Loss of privacy
- Loss of view
- Noise pollution from music
- Impact on wellbeing of the neighbour
- Impact on trees
- There are other places the building could go

19/06404/FUL

Scale 1/2500



Whiteleaf Lodge, Peters Lane, Monks Risborough, Buckinghamshire, HP27 0LG



Block Plan shows area bounded by: 481712.63, 204157.27, 481748.63, 204193.27 (at a scale of 1:200), OSGridRef: SP8173 417. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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PLANNING  
14 JUN 2019  
WYCOMBE DISTRICT

*WDCA*

Whiteleaf Lodge, Peters Lane, Monks Risborough, Buckinghamshire, HP27 0JG



Block Plan shows area bounded by: 491683.01, 204115.08 491763.01, 204205.08 (at a scale of 1:600), CSGridRef: SP8173 416. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Proposed Garden Building

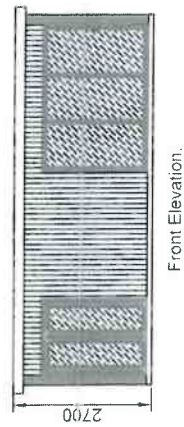
Overall size including Road

Internal size

11.75M x 21.0M x 4.27M

11.70M x 20.0M

PLANNING  
10 JUN 2019  
WYOMING DISTRICT



Front Elevation.



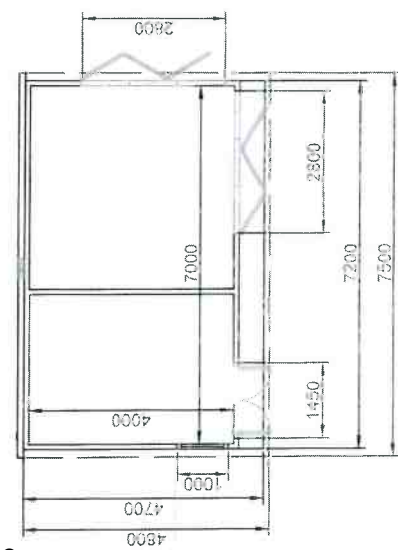
Right Elevation.



Rear Elevation.



Left Elevation.



Plan View.

**General Construction Details:**

- Aluminum 2.8m Bi-Fold Doors in Graphite Fitted with Pilkington Glass to front and right elevation.
- Aluminum French doors in Graphite with Pilkington Glass to front elevation.
- UPVC Fullheight 1m Window, frame in graphite gray fitted with Pilkington Glass, non-opening.
- Timber Frame (Tanalized) with 50mm Rockwool Insulated Cavity Incorporating breathable Foiled photon wrap.
- Internal high density particle board with washable surface. (Melamine)
- T & G Cladding Constructed in Natural Cedar to front, left and right elevations, fascia and hood interior.
- Tanalized Redwood shiplap cladding to rear elevation.
- Roof Kingspan 65-20mm thick insulated composite panels - Olive Green Finish.

19/06404 B

MCC2

Client Name	1100 Allwood Drive, Unit 43
Client Address	Pringle
Client City	DMR
Client State	07062016
Client Postcode	DMR
Client Phone	1021
Client Email	1021@1021.com

# Agenda Item 8.

## 1. Pre-Planning Committee Training/ Information Sessions

Officer contact: Alastair Nicholson

DDI: 01494 421510

Email: [alastair.nicholson@wycombe.gov.uk](mailto:alastair.nicholson@wycombe.gov.uk)

Wards affected: All

### PROPOSED DECISION OR RECOMMENDATION TO COUNCIL

- 1.1 The Committee note that the next pre-committee training/information session is scheduled for 6.00pm on Wednesday 16 October.
- 1.2 No presentations have as yet been booked. If a developer or training session comes forward members will be updated, otherwise it is proposed to begin the Planning Committee meeting at 6.30pm.

#### Corporate Implications

- 1.3 Members of both the Planning Committee, and the Regulatory and Appeals Committee, are required to complete a minimum level of planning training each year.

#### Sustainable Community Strategy/Council Priorities - Implications

- 1.4 None directly.

#### Background and Issues

- 1.5 The pre Planning Committee meeting gives an opportunity for member training or developer presentations.

#### Options

- 1.6 None.

#### Conclusions

- 1.7 Members note the recommendation.

#### Next Steps

- 1.8 None.

**Background Papers:** None.



# Agenda Item 10.

## For Information: Delegated Action Authorised by Planning Enforcement Team

**Between 06/08/2019-02/09/2019**

Reference	Address	Breach	Date Authorised	Type of Notice
17/00530/CU	Field 1 Between Stables Farm And Footpath 22A (also Known As Land On The West Side Of Marsh Road), Marsh Road, Little Kimble, Buckinghamshire HP17 8TF	<p>Non-compliance with enforcement notices:</p> <p>Notice 1 - Without planning permission, the material change of use of the Land to the storage of items (including builders waste, building materials, plant, equipment and a metal storage container) falling within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).</p> <p>Notice 2 - Without planning permission, the laying of hardstanding, hardcore and scalplings</p>	21-Aug-19	Prosecution Investigation
18/00392/CU	Clayfield House Whitepit Lane Wooburn Green Buckinghamshire HP10 0HR	<p>Without planning permission, the carrying out of development Without Planning Permission the development comprising:</p> <p>(1) the material change of use of the land from agricultural use to a mixed use made up of animal rescue centre, residential use, and agricultural use, and</p> <p>(2) the siting of a mobile home for residential use (shown edged green on the attached plan)</p> <p>(3) the erection of a canopy structure (shown edged brown on the attached plan)</p> <p>(4) the erection of decking (shown edged pink on the attached plan) (5) erection of metal animal housing/cages (as shown marked blue on the attached plan)</p>	21-Aug-19	Enforcement Notice

Reference	Address	Breach	Date Authorised	Type of Notice
19/00073/OP	40 Commonsides Downley Buckinghamshire HP13 5XG	Breach of condition 2 of planning permission ref: 17/06624/FUL	21-Aug-19	Breach of Condition Notice
18/00392/CU	Clayfield House Whitepit Lane Wooburn Green Buckinghamshire HP10 0HR	Without planning permission, the carrying out of development Without Planning Permission the development comprising: (1) the material change of use of the land from agricultural use to a mixed use made up of animal rescue centre, residential use, and agricultural use, and (2) the siting of a mobile home for residential use (shown edged green on the attached plan) (3) the erection of a canopy structure (shown edged brown on the attached plan) (4) the erection of decking (shown edged pink on the attached plan) (5) erection of metal animal housing/cages (as shown marked blue on the attached plan)	21-Aug-19	Planning Contravention Notice
16/00713/OP	Sanfoin Farm Gatemoor Lane Wooburn Moor Buckinghamshire HP9 1GF	Without planning permission, the erection of detached storage building	21-Aug-19	No material Harm