

**18/07939/FUL**

## **Consultations and Notification Responses**

### **Ward Councillor Preliminary Comments**

#### **Councillor Julia Adey**

Comments: due to concerns raised by local residents, this application should be referred to the Planning Committee with a site visit.

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

#### **Wooburn and Bourne End Parish Council**

Comments: Strongly object to this gross overdevelopment. This is out of keeping with the existing properties and overlooks a Conservation Area which it will impact by dramatically changing the view as evidenced by the development of No.1 Wash Hill Lea. The scale of the development impacts all the services and utilities that were built for the nine original properties. There are concerns regarding access and deliveries on a narrow private road that schoolchildren use to walk to school which means manoeuvring vehicles are a hazard. Therefore, should this application be considered for approval, could restrictions be imposed regarding the size of delivery vehicles and times of deliveries as your own risk assessment has identified that your normal size refuse vehicles are considered too large for this road and smaller vehicles are deployed to collect the rubbish. If allowed this development will dominate and tower over all neighbouring properties.

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

Comments: Following the submission of a surface water drainage scheme, the County LLFA have no objection to this proposal, subject to the submission and approval of further details.

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

Comments: require 5 electric car charging points to be installed at the property, in order to reduce air pollution.

#### **County Highway Authority**

Comments: No objection

### **Representations**

Objections have been received from neighbouring residents and the Woburn Residents association, as follows:

- Severe disturbance and disruption from construction traffic and building works
- Construction traffic will damage existing narrow, private road
- Proposal is overdevelopment of site and out of keeping with area
- No. 3 is a house of great architectural beauty
- Loss of privacy to residents in Butterfield and Old Vicarage Way
- Inadequate parking facilities
- Negative views from Conservation Area
- Foul sewer capacity questioned
- No information as to how utilities, i.e. existing overhead power cable will be addressed
- Required excavation works to dig out basement level will cause excessive noise and disturbance
- Restrictive covenant exists

One letter of support has been received from a local resident as follows:

- Development is a great idea
- Site is underdeveloped, not overdeveloped
- Jealous comments made by other neighbours
- No 2 and 3 are old buildings. Owner has right to make the most use of the land.