



## Central Buckinghamshire Area Planning Committee Agenda Supplement

Date: Wednesday 10 January 2024

Time: 2.30 pm

Venue: The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury  
HP19 8FF

<b>Agenda Item</b>	<b>Time</b>	<b>Page No</b>
<b>5 23/01814/APP - Land adjacent to The Rising Sun PH, 36 Worminghall Road, Ickford</b>		<b>3 - 6</b>
<b>6 23/03595/VRC - Weston Lodge, 39 Brook End, Weston Turville</b>		<b>7 - 8</b>
<b>7 23/00311/AOP - Land at Churchway, Haddenham</b>		<b>9 - 10</b>

If you would like to attend a meeting, but need extra help to do so, for example because of a disability, please contact us as early as possible, so that we can try to put the right support in place.

For further information please contact: Harry Thomas [democracy@buckinghamshire.gov.uk](mailto:democracy@buckinghamshire.gov.uk)  
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## Corrigendum to Central Buckinghamshire Area Planning Committee

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10<sup>th</sup> January 2024

Item No. 5	23/01814/APP	<p>Erection of two three-bed dwellings (Use C3) on land adjacent to the public house utilising existing access off Worminghall Road, with associated parking and landscaping, including demolition of an outbuilding of the public house and reconfiguration of beer garden, children play area and car park of the public house.</p> <p>Land adj to The Rising Sun PH 36 Worminghall Road Ickford Buckinghamshire HP18 9JD</p>
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Councillors are requested to note the below points of clarification / amendment.

### Bedroom Number Proposed

During the application amended plans were received amending the two dwellings so that they would have 2 bedrooms instead of 3 bedrooms as originally submitted. Any reference within the Case Officer's report to the houses having 3 bedrooms is an error and should instead be read as the houses having 2 bedrooms.

It is noted that the description of the application needs to be updated. Prior to a decision being issued, the application description will be updated to read:

*“Erection of two two-bed dwellings (Use C3) on land adjacent to the public house utilising existing access off Worminghall Road, with associated parking and landscaping, including demolition of an outbuilding of the public house and reconfiguration of beer garden, children’s play area and car park of the public house.”*

### Heritage

The weight attributed to the issue of heritage is incorrect within the Historic Environment chapter of the report.

Para.205 of the NPPF provides: “When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset’s conservation...”. Therefore as the development conserves the heritage asset and does not harm it, great weight should be given to this.

Paragraph 7.86 is therefore amended to read:

“In addition, no harm would be caused to the significance of the heritage asset, and

as such the proposal accords with guidance contained within the NPPF and with the aims of policies BE1 of VALP and BEH1, BEH2 and BEH3 of INP. This issue is afforded great weight in the planning balance.”

As a result of this, Heritage is removed from the list of issues in paragraph 8.4 as having neutral weight.

### Equalities Act

Paragraph 8.6 is amended to bring it in line with legislation. It should read:

“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 not considered that this proposal would disadvantage persons sharing a protected characteristic disproportionately when compared to those not sharing that characteristic.”

### Conditions

Some minor amendments are made to conditions listed to ensure accuracy / enforceability.

Conditions affected are to read as follows:

2. The development hereby permitted shall be carried out in accordance with the materials specified in the planning application form hereby approved and approved drawing no. 23.3402.103 Rev P9 received on 15.11.2023.

Reason: To ensure a satisfactory appearance to the development and to comply with policy BE2 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2023.

4. Any hard surfaces within the development shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouses.

Reason: In order to reduce the risk of flooding and to accord with policy I4 of Vale of Aylesbury Local Plan, Policy TT1 of Ickford Neighbourhood Plan and the National Planning Policy Framework.

5. Notwithstanding any indications illustrated on drawings already submitted, no development above slab level shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority.

Landscape details shall include:

- 1) a scaled plan showing all existing trees, shrubs and hedgerows to be retained, including crown spreads and trees and plants to be planted with size and species included;
- 2) details of tree pits and maintenance requirements for their establishment; and

3) location, type and materials to be used for hard landscaping.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless already agreed in writing by the Local Planning Authority. The development is to then proceed in strict accordance with approved scheme.

Reason: To ensure satisfactory landscaping of the site in the interests of amenity to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development and remain consistent with Policy NE8 of the Vale of Aylesbury Local Plan, policy NE1 of the Ickford Neighbourhood Plan and National Planning Policy Framework.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission, no windows, dormer windows shall be inserted, nor shall buildings, structures or means of enclosure be erected on the site which is the subject of this permission other than those expressly authorised by this permission.

Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for enlargement of the dwellings or erection of a garage, windows, buildings, structures or means of enclosure having regard for the particular layout and design of the development, in accordance with policies BE1, BE2 and BE3 of Vale of Aylesbury Local Plan and National Planning Policy Framework.

12. The rooflights hereby permitted as shown on drawing 23.3402.103 Rev P9 "Proposed Elevations" received on received on 15.11.2023 shall be flush fitting Conservation rooflights and retained thereafter.

Reason: To ensure that materials are in keeping with the local vernacular and will not detract from the setting of the Listed Building and character of the Conservation Area and to comply with policy BE1 of Vale of Aylesbury Local Plan, policies BEH1, BEH2 and BEH3 of the Ickford Neighbourhood Plan and the National Planning Policy Framework.

13. Prior to their installation, elevation drawings (scale 1:20) fully detailing all windows to be inserted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved specification and retained thereafter.

Reason: To ensure that materials are in keeping with the local vernacular and will not detract from the setting of the Listed Building and character of the Conservation Area and to comply with policy BE1 of Vale of Aylesbury Local Plan, policies BEH1, BEH2 and BEH3 of the Ickford Neighbourhood Plan and the National Planning Policy Framework.

Condition 15 in the report is to be replaced with the below condition:

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a method of surface water disposal with supporting evidence to demonstrate feasibility
- a drainage layout detailing the connectivity between the dwellings and the drainage component(s), sizes, complete with storage volumes of all SuDS component(s),
- supporting drainage calculations, for existing and proposed discharge rates and storage volumes for proposed SuDS components
- a maintenance schedule for proposed SuDS components

This shall be 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:** To ensure that the development does not increase the risk of flooding elsewhere and in accordance with policy I4 of Vale of Aylesbury Local Plan and Paragraph 167 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.



## Corrigendum to Central Buckinghamshire Area Planning Committee

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<b>Application Number:</b>	23/03595/VRC
<b>Proposal:</b>	Variation of condition 2 (plans) 3 (materials) relating to application 22/01925/APP (Demolition of existing single garage and sheds. Construction of a double garage with ancillary home office)
<b>Site Location:</b>	Weston Lodge 39 Brook End Weston Turville Buckinghamshire HP22 5RJ
<b>Applicant:</b>	Mrs Morwenna Breen-Haynes
<b>Case Officer:</b>	Carrie Chan
<b>Ward(s) affected:</b>	WENDOVER, HALTON & STOKE MANDEVILLE
<b>Parish-Town Council:</b>	HALTON
<b>Date valid application received:</b>	20 November 2023
<b>Statutory determination date:</b>	15 January 2024
<b>Recommendation:</b>	The recommendation is to grant approval, subject to conditions

### Amendments to Report

Section 4.0 - Consultation responses and third party representations

The name of the Parish Council within the 'Neighbouring Parish Council' section should read *Weston Turville Parish Council*.

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## Update for Report to Central Area Planning Committee – 10.01.2024

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<b>Application Number:</b>	23/00311/AOP
<b>Proposal:</b>	Outline Planning Application for demolition of existing structures and residential development of up to 89 dwellings, open space, landscaping, drainage features and associated infrastructure. Detailed approval is sought for principal means of access with all other matters reserved.
<b>Site Location:</b>	Land at Churchway, Haddenham, Buckinghamshire
<b>Applicant:</b>	Richborough Estates Ltd
<b>Case Officer:</b>	Philippa Jarvis
<b>Ward(s) affected:</b>	Bernwood
<b>Parish-Town Council:</b>	Haddenham Parish Council
<b>Date valid application received:</b>	31 January 2023
<b>Statutory determination date:</b>	2 May 2023 (Current EoT to 13/12/2023)

**The following additional paragraphs and updates should be noted:**

### **5 year housing land supply (ref: paragraph 6.1)**

The updated NPPF (December 2023) also included at paragraph 77 changes to the way in which the 5 year supply should be calculated. One of the changes has meant that the Aylesbury Vale area no longer has to include a 5% buffer given the housing delivery rates in this area.

The re-calculated 5-year housing land supply shows that the Council can demonstrate 4.7 years supply. At paragraph 6.1 of the report, it confirms the 4.5 years supply of housing sites in the Housing Land Supply Position Statement (September 2023) which represented a shortfall of 811 dwellings. However, this requires updating following the release of the NPPF (December 2023). The new position is 4.7 years with a shortfall of 459 dwellings. Whilst this is an improvement on the previous 4.5 years supply, it remains below 5 years and therefore the 'tilted balance' of paragraph 11(d)(ii) still applies in the circumstances of this application.

### **Landscape Impacts (paragraphs 5.31-5.51)**

- Following a review of the report by the Landscape Officer, the following additional comments should be noted:
- The submitted LVIA fails to appropriately assess the visual impacts of the proposed development by taking an unreasonable approach to the consideration of the consented development at HAD007.
- The author of the LVIA is of the opinion that *'the emerging residential development of the HAD007 site has a considerably influence on views from Churchway and from the PROW on the northern edge (the Outer Aylesbury Ring) with many of these views either screened or partially screened as a result of the emerging residential development'*. Whilst it seems unreasonable to conclude that people on Churchway who would be looking towards the proposed development would have their view 'considerably influenced' by the HAD007 development that would be behind them, it is accepted that some more distant views from the west would be influenced by HAD007.
- However, having pointed out the potential 'influence' of HAD007 the author of the LVIA unreasonably fails to consider the potential impact of the proposed development on the users of, visitors to and residents of HAD007.
- For example, the submitted LVIA concludes that only the four 'immediate neighbours' to the south and southwest will be impacted. The LVIA wholly fails to acknowledge that there will be a further 10+ properties along the eastern edge of HAD007 as well as the users of the public open space and footpaths that will have direct and indirect views of the proposed development and whose views will also be adversely impacted. These omissions have the effect of unreasonably underestimating the visual impact of the proposed development.
- The above further demonstrates that the impact of the development has been underestimated by the applicant. However, this does not alter the conclusions within the report as the overall impact is assessed as significantly harmful (as concluded in paragraph 5.51)

### **Conditions (paragraph 9.1)**

Additional condition recommended:

30. No dwelling shall be occupied until the footway / cycleway connections onto Churchway and Green Lane have been provided in accordance with the approved drawings and constructed to the appropriate Buckinghamshire Council access standards and are available to use.

Reason: To ensure that the full choice of sustainable transport links are made available at the earliest opportunity to encourage active travel.