



West Buckinghamshire Area Planning Committee agenda

Date: Wednesday 7 June 2023

Time: 6.30 pm

Venue: Amersham Council Chamber, King George V House, King George V Road,
Amersham HP6 5AW

Membership:

A Alam, M Ayub, A Baughan, I Hussain, D Johncock, N Marshall (Chairman), C Oliver, S Raja, N Rana, M Turner, P Turner and K Wood

Webcasting notice

Please note: this meeting may be filmed for live or subsequent broadcast via the council's website. At the start of the meeting the chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the council is a data controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the council's published policy.

Therefore by entering the meeting room, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If members of the public do not wish to have their image captured they should ask the committee clerk, who will advise where to sit.

If you have any queries regarding this, please contact the Legal & Democratic Service Director at monitoringofficer@buckinghamshire.gov.uk.

Public Speaking

If you have any queries concerning public speaking at Planning Committee meetings, including registering your intention to speak, please speak to a member of the Planning team – planning.wdc@buckinghamshire.gov.uk 01494 421493. Please refer to the Guide to Public Speaking at Planning Committee [here](#).

Agenda Item **Page No**

1 Appointment of Vice-Chairman

2 Apologies for Absence

3 Declarations of Interest

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 Monitoring Officer 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.

4 Minutes of the Last Meetings **3 - 8**

To note the minutes of the meetings held on 12 April 2023 and 17 May 2023.

Planning Applications

5 DEFERRED: 21/08463/FUL - 280 Main Road, Walters Ash, Buckinghamshire, HP14 4TH

This item has been deferred.

6 22/06882/FUL - The Beaconsfield Arms, 110 Hughenden Road, High Wycombe, Buckinghamshire, HP13 5PB **9 - 22**

7 22/07162/FUL - Little Farm, London Road, Loudwater, Buckinghamshire, HP10 9RF **23 - 36**

8 Date and Time of Next Meeting

Wednesday 5 July at 6.30pm 2023 at King George V House, Council Offices, Amersham, HP6 5AW

9 Availability of Members Attending Site Visits (if required)

To confirm members' availability to undertake site visits on Tuesday 4 July 2023 if required.

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: Liz Hornby on 01494 421261, email democracy@buckinghamshire.gov.uk.



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Wednesday 12 April 2023 in High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB, commencing at 7.00 pm and concluding at 9.53 pm.

Members present

D Johncock, N Marshall, C Oliver, S Raja, M Turner, P Turner, A Wheelhouse and K Wood

Others in attendance

K Asif, R Ghattoura, L Hornby, C Power, H Smith and R White

Apologies

A Alam, M Ayub, I Hussain, N Rana and S Wilson

Agenda Item

1 **Declarations of Interest**

Councillor P Turner: Planning Application 22/06088/FUL – declared a non-pecuniary interest in the application and that he would vacate the Chamber for the duration of the debate and voting on the item.

2 **Minutes of the Last Meeting**

The Minutes of the meeting held on 15 March 2023 were agreed as an accurate record.

3 **21/07006/REM - Slate Meadow, Stratford Drive, Wooburn Green, Buckinghamshire**

Reserved matters application for approval of access, appearance, landscaping, layout, scale and associated works including proposed Village Green scheme pursuant to outline planning permission 18/05597/OUT.

Members noted the Update.

After a very full debate a motion was proposed and seconded to refuse the application for the following reasons:

In the opinion of the Local Planning Authority the siting, number, scale, massing, and height of the taller buildings within the proposal would have an unacceptable detrimental impact upon the views and vistas from and towards the site, with particular regard to views though/across the development area to the valley side to the north, and the visual connection between the river and valley sides. This is contrary to Wycombe District Local Plan Policies BE1.4, DM32.1, DM32.2, CP9, and Objectives 10 and 11 of the Adopted Slate Meadow Development Brief.

However, this motion was defeated when Members voted.

Following further debate, Members voted in favour of the motion to delegate authority to the Director of Planning & Development to grant permission subject to first receiving amended plans showing a 200mm reduction in height to the 2.5 story apartment blocks, and subject to the conditions set out in the report and the additional condition in relation to flint work in the written update report.

Speaking as Ward Members: Councillors S Kayani and S Wilson

Ward Member, Councillor P Drayton, submitted a written statement which was read out by the Democratic Services Officer in her absence.

Speaking on behalf of Wooburn & Bourne End Parish Council: Cllr J Mortimer

Speaking in objection: Ms C Kay and Ms V Hedges

Speaking on behalf of the applicant: Mr J Black

It was proposed by Councillor N Marshall and seconded by Councillor C Oliver

Resolved: that the application be delegated to the Director of Planning & Development for the reasons given above.

4 22/06088/FUL - Garage Site, Deanfield Close, Marlow, Buckinghamshire

Erection of a 1 x 4-bed dwellinghouse, detached double garage and ancillary works following demolition of garaging.

This application was the subject of a site visit.

Members noted the Update.

Members voted in favour of the motion to approve the application subject to the removal of Parts A and E of permitted development rights .

Speaking on behalf of the Applicant: Mr R Bullock

It was proposed by Councillor N Marshall and seconded by Councillor D Johncock

Resolved: that the application be approved.

Councillor P Turner, having declared an interest in the application, vacated the Chamber for the duration of the debate and voting on the application.

5 WITHDRAWN. 22/08240/FUL - Car Park East of A404, Globe Business Park, Fieldhouse Lane, Marlow, Buckinghamshire

This application was withdrawn prior to the meeting.

6 Date and Time of Next Meeting

Wednesday 10 May 2023 at 7.00pm.

Note: this meeting will be held at Amersham Council Chamber, King George V House, King George V Road, Amersham, HP6 5AW.

7 Availability of Members Attending Site Visits (if required)

Resolved: that in the event it was necessary to arrange site visits on Tuesday 9 May 2023 in respect of the agenda for the meeting to be held on Wednesday 10 May 2023, the following members be invited to attend:

Councillors: D Johncock, N Marshall, C Oliver and P Turner.

This page is intentionally left blank



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Wednesday 17 May 2023 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF.

Members present

N Marshall, A Alam, M Ayub, P Birchley, D Johncock, C Oliver, S Raja, M Turner and P Turner

Agenda Item

1 Apologies for Absence

A Baughan, I Hussain, N Rana and K Wood.

2 Election of Chairman

Resolved: that Councillor N Marshall be elected Chairman of the West Buckinghamshire Area Planning Committee for the ensuing year.

This page is intentionally left blank



Report to West Area Planning Committee

Application Number:	22/06882/FUL
Proposal:	Change of use from Public House (Sui Generis) to 8-bed HMO.
Site Location:	The Beaconsfield Arms 110 Hughenden Road High Wycombe Buckinghamshire HP13 5PB
Applicant:	Mr Shaban Hussain
Case Officer:	Adam Thomas
Ward(s) affected:	Terriers & Amersham Hill
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	11th July 2022
Statutory determination date:	5th September 2022
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application is for the change of use from a Public House (Sui Generis) to an 8-bed House of Multiple Occupation(HMO).
- 1.2 The application has been called into committee due to the loss of the public house as a community asset and concerns that the new use would have an adverse impact on residential amenity and parking.
- 1.3 The applicant has demonstrated that the property has been marketed for 16 months and had no offers made. Therefore the applicant has offered a financial contribution towards other community facilities in the ward.
- 1.4 The Council currently has no projects in the ward that have been approved that the funding can go towards and so The Councils does not consider it can justify the refusal of planning permission, given the financial contribution offer.
- 1.5 Following amendments, the proposal would provide appropriate standards of amenity for the occupiers and would have no unacceptable impact on the amenities of neighbouring properties. Appropriate parking facilities and external landscaping to improve the appearance of the site, as well as ventilation to avoid poor air quality to the rooms can be provided by condition and so the application is recommended for approval.

2.0 Description of Proposed Development

- 2.1 The proposal is for the change of use of the Beaconsfield Arms Public House (Sui Generis) to an 8-bed HMO. The works would not require any external changes to the building to implement the change of use and would involve minor changes to the internal layout to introduce the bedrooms, kitchen and communal areas. The site is a locally listed community facility and is within an Air Quality Management Area.
- 2.2 The application is accompanied by:
- a) Design and Access Statement
 - b) Marketing Report
 - c) Ecology and Trees Checklist
 - d) Location Plan
 - e) Community Needs Assessment
- 2.3 This application follows the refusal of permission to demolish of the public house and the erection of 14 flats in 2019 (19/06864/FUL). The application was refused as the applicant did not submit a Community Needs Assessment, the proposal was considered a poor cramped design with inadequate amenity and communal space, the proposal did not meet the minimum internal space standards, there was an unacceptable parking arrangement and due to the loss of the Beaconsfield Arms as a non-designated heritage asset, as well as unacceptable SUDS.
- 2.4 The current application was originally for a 9 bed HMO; however this did not provide the required communal rooms. Therefore, the applicant has amended the proposal to 8 beds and included a further communal room at first floor, as well as provided a Community Needs Assessment and a financial contribution offer of £5,000 due to the loss of the Community Asset. The Council does not consider it can justify the retention of the Community Asset given the financial contribution offer and so the application is recommended for approval.

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
03/07136/ADV	Display of 1no externally illuminated freestanding pub name sign with 3no internally internally illuminated panel signs attached & 3no non illuminated fascia signs	Permitted	10 October 2003
97/06218/FUL	Construction of single storey side and rear extensions	Withdrawn	1 August 1997
98/06503/ADV	Display of illuminated and non-illuminated public house signage	Permitted	28 August 1998
98/06613/FUL	Construction of single storey rear extension and internal alterations	Minded to Grant, deferred	11 January 1999

		from planning obligation	
07/05872/FUL	Erection of open sided smoking shelter to side	Permitted	31 May 2007
19/06864/FUL	Demolition of existing public house and redevelopment of the site to provide 14 x flats across three-stories with ancillary car parking and open space	Refused	20 November 2019

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM23 (Other Residential Uses), DM29 (Community Facilities)

DSA: DM1 (Presumption in favour of sustainable development)

- 4.1 Policy DM23 of WDLP states that developments for other residential uses will be acceptable in principle in locations where housing is acceptable in accordance with Policy CP3. Developments for other residential uses will not be acceptable where there is already an overconcentration of such uses existing in the neighbourhood.
- 4.2 The site is located within the High Wycombe settlement boundary in a built-up area and it is considered that the principle of residential development on this site is acceptable, subject to the other matters outlined below.
- 4.3 The proposal would also involve the loss of a community asset and the appropriateness of the loss of the asset is outlined in the Community Facilities section of this report.

Affordable Housing and Housing Mix

Wycombe District Local Plan (August 2019): DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)

Planning Obligations Supplementary Planning Document (POSPD)

- 4.4 The site is below the threshold for affordable housing.

Employment issues

Wycombe District Local Plan (August 2019): CP5 (Delivering Land for Business)

DSA: DM5 (Scattered business sites)

- 4.5 The public house use would offer employment for the area, therefore there would be a loss of employment from the proposed change of use. However, the pub has been closed for 5 years, therefore there is currently no employment on site.
- 4.6 As a pub this site would be subject to policy DM5 and the change of use to a residential HMO is only acceptable because the site has been marketed for sale over an appropriate length of time, at a reasonable price and there have been no offers.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM23 (Other Residential Uses)

DSA: DM2 (Transport requirements of development sites)

- 4.7 Policy DM23 of WDLP states that a HMO use should secure sufficient parking to meet the needs of the residents. The site benefits from a large parking area, with an existing access for the public house use.
- 4.8 No details have been provided specifically regarding the access and parking provision within the site. However, according to the application form, no changes are proposed to the existing access onto Hamilton Road, which is unclassified. Therefore, it has been assumed that the parking and access arrangements will remain the same as per the existing situation.
- 4.9 Each bedroom within a HMO should be treated as a one bed flat for the purposes of parking provision given the nature of occupation at HMOs whereby tenants are likely to live more separate lives. Therefore, each bedroom requires one parking space, as set out in table 6 of the Buckinghamshire Countywide Parking Guidance, September 2015 (BCPG). Mindful of this, the development would require 8(no) parking spaces. The existing parking area is sufficient to accommodate the required level of parking.
- 4.10 The Councils Highways Officer has been consulted on the application and has commented that they consider the existing lawful use to generate a higher parking requirement when compared with the requirement for the 8-bed HMO. Therefore, the development will not lead to additional on-street parking.
- 4.11 Given the proposed use would reduce the amount of journeys and parking required, the existing car park which is included in the red edge can provide the required parking of 8 spaces, the details of which can be secured by condition.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality), DM23 (Other Residential Uses)

- 4.12 Amongst other points policy DM23 of WDLP states that development for other residential uses will be required to secure high quality design in accordance with other policies in the plan and reflect and respect the scale and intensity of use of surrounding dwellings. As well as secure sufficient bin storage and cycle storage.
- 4.13 The proposal would not involve any external changes to the building, other than the ventilation required for the building as outlined below, which can be designed so as not to result in an unacceptable impact on the appearance of the building. Otherwise, the proposal would involve only minor changes to the internal layout required. Therefore, the design is considered to be acceptable as there would not be any harm to the existing character and appearance of the building and therefore no negative impact on the surrounding area from the changes. Appropriate bin and cycle storage can be secured by condition.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal space standards), DM23 (Other Residential Uses)

Housing intensification SPD

- 4.14 Policy DM23 of WDLP states that developments for Houses in Multiple Occupation will be required to secure an acceptable number and arrangement of communal facilities within the building. Generally, the Council will expect a ratio of one common room to every three bedrooms. The proposed number of bedrooms in any given case will be rounded up or down to the nearest multiple of 3.
- 4.15 The layout is for 8 rooms, with one large open plan communal room on the ground floor and a second communal room on the first floor. Due to the size of the ground floor area, which is open plan the facilities are considered appropriate for the HMO use. The bedrooms would also meet the internal space standards and there is adequate external amenity space for the residents, details of which can be secured by condition.
- 4.16 Policy DM23 also states the use will be required to preserve the amenities of neighbouring properties. The upper floor is already in use as flats in association with the public house use and the changes in layout to the ground and first floor would not result in any unacceptable impact on the amenities of the surrounding neighbours.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 4.17 The site sits in an area of very poor air quality caused by the volume of traffic along Hughenden Road and the situation of the junction immediately adjacent to the site. The whole site sits within an Air Quality Management Area, meaning that the site is exposed to illegal levels of Nitrogen Dioxide and would not normally be acceptable for residential dwelling. The Council's Environmental Health Officer have been consulted on the application and have advised that it is recognised that the rear façade of the property may have acceptable areas which are under the National exposure limits. It was recommended, under a previous application, that windows of the front façade of the property (facing onto Hughenden Road) and the side façade (facing onto Hamilton Road) should be un-openable and that ventilation should be provided through mechanical ventilation which draws air in from the rear façade of the property. This provision can be secured by condition.
- 4.18 The development must comply with the Wycombe area Air Quality SPD and therefore requires the active installation of eight electric vehicle charging points also.
- 4.19 The Council's Environmental Health Officer has also advised that sound insulation between the accommodation would be desirable, however as the rooms are not separate units and the property is not a semi-detached or terraced dwelling, this is not considered appropriate for this development. However, sound insulation to reduce noise from traffic on Hughenden Road and Hamilton Road has the potential to cause disturbance to the future residents of the development and details of this insulation can be secured by condition.

Flooding and drainage

Wycombe District Local Plan (August 2019): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 4.20 The change of use is for the existing building and so it is not considered that there would be any increase in flood risk from the proposed development, subject to appropriately designed landscaping which can be secured by condition.

Landscape Issues

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM11 (Green networks and infrastructure), DM12 (Green space), DM13 (Conservation and enhancements of sites, habitats and species of biodiversity and geodiversity importance)

4.21 The site has outdoor amenity space, although this will need to be rearranged for the proposed use of the site, with a landscaping scheme to provide an acceptable appearance. Details of this can be secured by condition.

Ecology

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

[Presence of ecology; protected species; effect of development and mitigation]

4.22 No ecological information was provided with the application, however as most of the works is to the internal of the building it is not considered likely that the works would result in a reduction of biodiversity or harm protected species.

4.23 Policy DM34 of WDLP requires all development to result in a net gain in biodiversity. Additional planting will be required as part of the landscaping scheme, which will contribute to ecological enhancement there is plenty of space within the existing rear parking area to add landscaping and additional ecological features can also be provided within the existing garden area, this can be secured by condition.

Community facilities

Wycombe District Local Plan (August 2019): DM29 (Community Facilities)

Community facilities SPD

4.24 Policy DM29 states that land or buildings currently or last occupied for community use must be retained unless the applicant has clearly demonstrated through an exhaustive needs assessment that the land and/or buildings proposed to be lost are surplus to any community needs. The supporting text at paragraph 6.29 of the Local Plan also outlines that planning policies should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

4.25 The site is located in the Terries and Amersham Hill ward of High Wycombe, the Council's adopted Community Facilities Strategy (2014) outlines that the Terries and Amersham Hill Ward did have a deficient in community assets at the time of the assessment and that the Council should seek CIL contributions from local development for a new community facility in the area, as one way to provide for further facilities.

4.26 Policy DM29 is also supported by the Council's Community Facilities SPD (2011), which states that where there is a need for the facility, the loss of the facility will not be accepted and where there is a need for a different community facility in the local area, the Council would like to see this accommodated on site. If this is not possible (due to site constraints etc.) then the Council may consider that off-site provision (or a financial contribution to off-site provision) may be an appropriate alternative.

- 4.27 In areas identified in the Community Facilities Strategy as having a community facilities deficiency and in all rural areas, loss or reduction in the quality of community facilities will not be accepted unless:
- i) it can be demonstrated that the type of community facility required can be suitably located on the site, albeit possibly as part of a mixed use development (THIS IS THE PREFERRED SOLUTION), or
 - ii) a site offering no less overall community benefit can be secured as an alternative, or
 - iii) if the community facility in need cannot be located on site, nor an alternative site secured by the applicant, a financial contribution to mitigate the loss of the community facility may be accepted. Therefore this step should consider whether the community facility in need could reasonably physically be located on the site and if the site would be an appropriate location for the facility.
- 4.28 The applicant highlights that the pub has been taken off the Asset of Community Value Register. However, the planning policy is clear that it applies to Public houses as a use, regardless of the list and that other community uses may also be appropriate.
- 4.29 The applicant proposes a residential use on site as a HMO and has not offered a community use on site alongside this. The applicant has provided a Community Need assessment, which agrees that there is a need for a community facility due to the significant deficit in the ward. However, the evidence also shows that the public house has been closed since 2018 and the property has been marketed extensively by Savills in 2018 for over 6 months with no offers made for the property. This was prior to the refusal of permission for 14 flats in 2019 (19/06864/FUL), which did not submit a Community Needs Assessment.
- 4.30 Since then, prior to the submission of the current planning application, the property was marketed by Chiltern Hills from February 2021 to June 2022. To encourage a range of tenants, the property was offered for sale with a guide price of £850,000, or for rent with a rental amount of £33,000 per annum (£2,750 per month). Again, there was no meaningful interest from commercial or community operators. A total of five viewings were undertaken, but no offers were made. As outlined by the applicant in total, the property has been marketed for over 24 months during two periods by both national and local agents. Despite this, no offers were made.
- 4.31 The applicant has outlined that within the Terriers and Amersham Hill Ward there is one dedicated community facility, which is the St Francis of Assisi Church Hall. Also, there are an additional 12 community facilities including places of worship and schools of which 9 are available for public hire. It is not considered that an appropriate community use could be considered on site that would be compatible with the HMO use and that the provision of such use is unlikely to be viable which is a material planning consideration. The applicant has also highlighted that no offers have come forward from any community group, that there was an initial interest to retain the building, but there was no financial backing to acquire the site on two occasions.
- 4.32 The applicant has offered a financial contribution for the loss of the asset and in this case the pub is not in a rural area and there are other pubs in the immediate vicinity, such as The Spindle and Thread a new pub that has been opened since the last community needs assessment was undertaken by the Council. This is approximately 200 metres to the south-west (500m walking distance from the application site) and the site is also located around 500 metres to the town centre, with multiple public

houses. In addition to the new pub there have also been upgrades to the outdoor facilities at Totteridge Recreation Ground within the last five years.

- 4.33 it is considered that the applicant has demonstrated that there is no market interest for the property as a community use and although not a significant contribution at £5,000, the applicant has offered mitigation for the loss of the asset.
- 4.34 Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 4.35 Since the last update of the Strategy there has been a new pub provided close to the site of this one, so in terms of pubs, the position is no worse than it was at that time.
- 4.36 In order to contribute to the identified deficit the applicant has offered a contribution of £5,00.00 to help improve existing facilities or to help provide new ones. Such a contribution is necessary to make the development policy compliant and is directly related to the loss of the existing facility, given there are currently no Council costed projects, the scale and kind of contribution is considered to be fair, provided it is restricted to a community facility project within the ward.

Historic environment (or Conservation Area or Listed Building Issues)

Wycombe District Local Plan (August 2019): CP9 (Sense of place), CP11 (Historic Environment), DM20 (Matters to be determined in accordance with the NPPF), DM31 (Development Affecting the Historic Environment)

- 4.37 The site was previously considered a Non-Designated Heritage Asset and has now been locally listed. Therefore, a condition will need to be included on the permission to retain the external façade of the building in perpetuity and the ventilation for the rooms will also need to be carefully considered by condition to avoid any harm to the significance of the building and its positive contribution to the area.

Building sustainability

Wycombe District Local Plan (August 2019): DM41 (Optional Technical Standards for Building Regulations Approval)

- 4.38 As the dwelling is a conversion and so it is not reasonable to insist on the sustainability and water efficiency standards of new dwellings. Therefore, the development is considered acceptable in this regard.

Infrastructure and Developer Contributions

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth)

DSA: DM19 (Infrastructure and delivery)

- 4.39 The development is a type of development where CIL would be chargeable, as it is a change of use from non-residential to residential use, when the building in question has not been occupied in its lawful use for a continuous period of 6 months in the previous 3 years. The applicant has confirmed that he is willing to enter into a legal agreement for a contribution to the loss of the community asset. Therefore, CIL may be charged.

5.0 Weighing and balancing of issues / Overall Assessment

- 5.1 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.
- 5.2 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 (such as CIL if applicable), and,
 - c. Any other material considerations
- 5.3 As set out above it is considered that the proposed development would accord with the development plan policies.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraph 38 of the NPPF (2019) the Council 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.
- 6.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicant/agents of any issues that may arise in the processing of their application.
- 6.3 In this instance, the applicant/agent was updated of issues after the initial site visit, the applicant/ agent responded by submitting amended plans and further information following detailed discussions. The amendments were found to be acceptable and so the permission is recommended to be approved.
- 6.4 The application is to be considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

7.0 Recommendation:

Application Permitted

Subject to the following conditions and reasons:

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 BC1 and DRG.02B 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 occupation of the development hereby permitted, details of how all windows on facades facing the A4128 Hughenden Road and Hamilton Road will be made unopenable and, for those rooms containing such windows, mechanical ventilation drawing from the rear (car park facing) façade of the developed shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to the rooms in question being brought into use and the ventilation system thereafter maintained in working order for the lifetime of the development.
Reason: To mitigate the effect of poor air quality on the health of future occupants.
4. Prior to the occupation of the development hereby permitted, eight electric vehicle charging points with a minimum rating of 32amp must be installed (one per parking space).
Reason: To comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.
5. A scheme to protect the proposed development from traffic noise from Hughenden Road and Hamilton Road shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 for the appropriate time period. Unless otherwise agreed in writing with the Local Planning Authority it shall be assumed that the existing noise level at the façade of the proposed development is 72dB LAeq16 hour and 66dB LAeq, 8 hour. The scheme shall include mechanical ventilation.
Reason: To protect the occupants of the new development from noise disturbance
6. A fully detailed landscaping scheme for the site which shall include measures to improve the biodiversity of the site shall be submitted to and approved in writing by the Local Planning Authority before any development takes place.
The scheme shall include soft and hard landscaping and the provision of an external amenity area for the occupants.
Reason: In the interests of amenity, to ensure a satisfactory standard of landscaping and because all development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. The required measures will increase biodiversity opportunities to comply with the requirements of Policy DM34 of the adopted Wycombe District Local Plan (2019) and section 15 of the NPPF 2021.
7. All hard landscaping and planting, seeding or turfing comprised in the approved details of soft 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.

8. The property shall only be used on the basis of multiple occupation with shared facilities and no more than 8 letting bedrooms as indicated on the plans hereby approved and shall not be used at any time as self-contained units.

Reason: In order to prevent the establishment of self-contained units, which would require further assessment and to protect the amenity of the area.

9. Details of parking and manoeuvring shall be submitted in writing to and approved by the Planning Authority, the agreed details shall be implemented prior to occupation of the development and the area shall thereafter be retained in perpetuity and not used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

10. Prior to the occupation of the development hereby permitted, details of a secure bin and cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The provision shall be erected in the agreed position prior to occupation of the development and shall thereafter be retained as such for the storage of bins and bicycles.

Reason: To ensure the provision of adequate secure bin and cycle storage in connection with the development.

11. All external facades of the building currently known as The Beaconsfield Arms shall be retained in perpetuity on all external elevations as part of the development.

Reason: To retain the historic significance and positive contribution to the area of The Beaconsfield Arms as a locally listed building.

Informative(s)

1. 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.
2. The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicant/agents of any issues that may arise in the processing of their application. In this instance, the applicant/agent was updated of issues after the initial site visit, the applicant/ agent responded by submitting amended plans and further information following detailed discussions. The amendments were found to be acceptable and so permission is recommended to be approved.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

CLlr Tony Green - This application should be refused to due the loss of a community facility. A previous application was refused, and the refusal supported on appeal, due, among other things to the unacceptable loss of a community facility. The fact that the site has remained empty is due to the owners not marketing the premise as a public house but as a development site. The agents they have instructed are not specialist agents for this type of property. There claim that there is no demand for a public house/community building is not justified since it has been closed and no trading has been possible. If minded to approve, I would like this application determined by the planning committee.

CLlr Arif Hussain – I request this to come to committee if minded to approved, as a few residents are concerned about the lack of parking and the loss of community facility.

CLlr Sarfaraz Khan Raja – I would like this application determined by the Planning Committee as I have had a number of residents contact me with concerns.

Parish/Town Council Comments

High Wycombe Town Unparished

Consultation Responses (Summarise)

Environmental Health - The development must comply with the Wycombe area Air Quality SPD and therefore requires the active installation of nine electric vehicle charging points.

Noise between the individual units within the HMO has the potential to cause a disturbance to future residents. To prevent this, sufficient sound insulation between the individual.

Noise from traffic on Hughenden Road and Hamilton Road has the potential to cause disturbance to the future residents of the development. Objects unless the following conditions imposed:

Following amendments - The application and associated documents in respect of this case have been reviewed. As a result, Environmental Health do not have any additional comments to make in respect of this application and that our response dated 22nd August 2022 still stand

Highways - The Highway Authority raises no objections and in this instance no conditions to include on any planning consent that you may grant.

Following amendments – As confirmed in previous comments, the existing lawful use of the site has a higher traffic generation potential than the proposed HMO, therefore I am satisfied that the traffic generated from the proposed use can be accommodated on the local highway network, and that the site access will not be subject to an intensification in use. In addition, the site's existing lawful use would also generate a higher parking requirement when compared with the requirement for the 8-bed HMO. Therefore, when considering no changes are proposed to the existing access and parking arrangements, I am satisfied the development will not lead to additional on-street parking. Mindful of the above, the Highway Authority raises no objections and in this instance no conditions to include on any planning consent that you may grant.

Representations

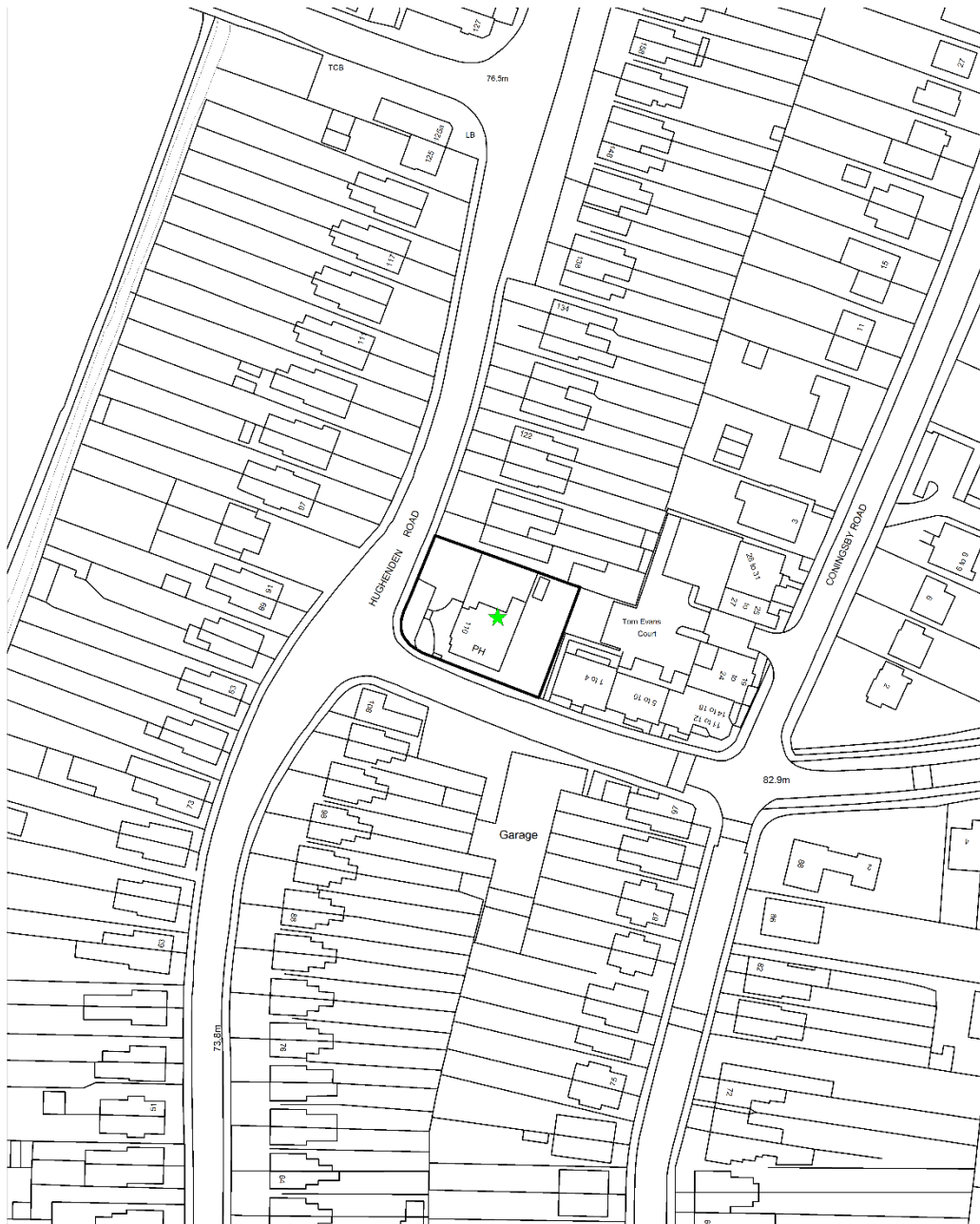
Five representations have been received supporting the proposal.

Five representations have been received objecting to the proposal on the following materials grounds:

- Impact on neighbouring amenity
- Lack of parking
- Harm to the character and appearance of the site
- Harm to the character and appearance of the streetscene

APPENDIX B: Site Location Plan

22/06882/FUL
Scale 1/1250



Planning Committee
© Crown Copyright and database rights 2020.
Ordnance Survey 100062456



Report to West Area Planning Committee

Application Number:	22/07162/FUL
Proposal:	Conversion of existing barns to form 2 x 2-bed dwellings and 1 x 3-bed dwelling (3 residential units in total) with associated external alterations
Site Location:	Little Farm London Road Loudwater Buckinghamshire HP10 9RF
Applicant:	Mr & Mrs A Hussain
Case Officer:	Victoria Burdett
Ward(s) affected:	Tylers Green and Loudwater
Parish-Town Council:	Chepping Wycombe Parish Council
Date valid application received:	5th August 2022
Statutory determination date:	30th September 2022
Recommendation	Approval

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application seeks full planning permission for the conversion of existing barns to form 2 x 2-bed dwellings and 1 x 3-bed dwelling (3 residential units in total) with associated external alterations.
- 1.2 The application site comprises 'Little Farm' which is located to the north of London Road, running east to west through Loudwater. The site contains 3 barns: 1 being single storey accommodating a storage room and 9 stables. Barn 2 comprises a two-storey building containing 5 stables, a kitchen area and upstairs storage. Barn 3 is of single storey construction containing 2 large storage rooms.
- 1.3 The application site is located within the Green Belt, but within an area of Previously Developed Land (PDL) by virtue of its equestrian use, and existing coverage of buildings across the site.
- 1.4 A previous planning application was withdrawn (REF: 22/05311/FUL) due to Officers concerns relating to a lack of information submitted to justify the impact of the development on the Green Belt and the amenity impacts on future occupiers. It was considered that any amendments made to the proposed development, should be submitted as part of a fresh planning application.

- 1.5 The concerns previously raised have now been addressed, through the submission of a more detailed method statement on the conversion of the barns in accordance with Local Plan Policy DM45, and amendments to the layout of the development in order to protect the amenities of future occupiers.
- 1.6 The proposal is considered to be an appropriate form of development in the Green Belt which would not have an adverse effect upon the character and appearance of the area, neighbouring and future amenities, highway safety, landscaping, ecology and flooding.
- 1.7 The application is to be determined by the West Area Planning Committee due to the applicant being an elected Member of the Council, in accordance with the Council's constitution.
- 1.8 The proposal is therefore considered to comply with the policies of the Development Plan and is therefore recommended for approval.

2.0 Description of Proposed Development

- 2.1 Planning permission is sought for the conversion of existing barns to form 2 x 2-bed dwellings and 1 x 3-bed dwelling (3 residential units in total) with associated external alterations.
- 2.2 The application site is located on the northern side of London Road and is accessed by a long drive which passes in between two existing dwellings already located in Little Farm, which front London Road. To the north of the site is a contained area of equestrian buildings (totalling 3 barns).
- 2.3 'Barn 1' comprises of an 'L' shaped single storey building which is situated within the south-western corner of the site. This barn contains 9 stables, two stores and a small conservatory. 'Barn 1' is proposed to be converted into a 3-bedroom dwelling. The existing conservatory and store would be retained as part of the proposed conversion. New floor to ceiling length windows are proposed within the front, side and rear elevations, which would replace the siting of existing openings. A garden area would be located to the south of the building, with an additional area designated for two parking spaces to the north. No other external alterations are proposed to the building in order to carry out the proposed conversion.
- 2.4 'Barn 2' comprises of a two-storey rectangular shaped building which is situated centrally within the site, and adjoins to 'Barn 3' at its rear elevation. 'Barn 2' contains 5 stables and a kitchen area, with storage above. This barn is proposed to be converted into a 2-bed dwelling, with an open-plan lounge and kitchen at ground floor, alongside a study, utility and family bathroom, with 2 bedrooms and an en-suite at first-floor level. New openings are proposed within the side elevations of the barn. To the east and south of the barn an area of amenity space is proposed, with a further area to the south designated for two parking spaces. No other external alterations are proposed to the building in order to carry out the proposed conversion.
- 2.5 'Barn 3' comprises of a single storey building which is attached to the rear elevation of 'Barn 2' towards the rear proportion of the site. 'Barn 3' is used for storage. The barn is proposed to be converted into a 2-bed dwelling. New openings are proposed within the front and side elevations of the barn. To the north and east an area of amenity space is proposed, with a further area to the north designated for two parking spaces.

No other external alterations are proposed to the building in order to carry out the proposed conversion.

2.6 The existing access into the site is to be utilised as part of the proposed development and no trees are proposed to be removed. A condition is considered necessary for details of materials.

2.7 The application is accompanied by:

- a) Covering Letter
- b) Method Statement
- c) Structural Report
- d) Ecology and Tree Checklist
- e) PEA and Bat Roost Assessment

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
02/05828/FUL	Conversion of garage to living accommodation	PER	10 May 2002
88/06915/FUL	TWO STOREY SIDE EXTENSION	PER	30 August 1988
89/06997/FUL	CONVERSION OF EXISTING BARN INTO TRIPLE GARAGE AND GAMES ROOMS	REF	27 September 1989
95/05609/FUL	ERECTION OF CONSERVATORY AND CONVERSION OF GARAGE TO LIVING ACCOMMODATION	WD	6 June 1995
95/07082/FUL	Conversion of garage to living accommodation	PER	15 January 1996
22/05311/FUL	Conversion of existing barns to form 1 x 2-bed dwelling and 2 x 2-bed dwellings (3 residential units in total) with associated external alterations	WDN	14 June 2022

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM45 (Conversion of existing buildings in the Green Belt and other rural areas)

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

4.1 The application site lies within the Green Belt. Policy DM45 of the adopted Local Plan allows for the conversion of existing buildings to new uses in the Green Belt where the

building to be converted is of sound and permanent construction suitable for the proposed use, the building is not a building which has been constructed within the preceding 10 years and the proposed use will support the vitality and sustainability of the local rural community, the rural economy, or local services.

- 4.2 The conversion of buildings is a form of development that is considered acceptable in terms of both national and local plan policy.
- 4.3 In this case, a submitted Structural Survey Report prepared by 'R & J Austin Associates' concludes that the barns are of good condition which would be possible to convert to habitable dwellings with little to no changes to the main structural elements and only minor maintenance work involved. The foundations for each barn were seen to be satisfactory for a domestic dwelling.
- 4.4 The buildings have been in situ on the application site since 1984 as evident under REF: W/84/6628, are of sound and permanent construction suitable for the proposed use and will support the vitality and sustainability of local services.
- 4.5 As such, the proposed development is considered to be in accordance with Policy DM45 and constitutes an acceptable form of development in the Green Belt. It is however considered appropriate to remove permitted development rights for the resultant buildings to ensure the LPA have control over any future development. This will be imposed by a planning condition.

Affordable Housing and Housing Mix

Wycombe District Local Plan (August 2019): DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)

- 4.6 This application falls below the Council's threshold for affordable housing.
- 4.7 The conversion of equestrian/agricultural buildings is common within the area and therefore no objections are raised in terms of the impact on the housing mix within the locality.

Employment issues

Wycombe District Local Plan (August 2019): CP5 (Delivering Land for Business), DM28 (Employment Areas)

- 4.8 The current owner is looking to re-locate to a larger site which is able to accommodate a larger livery. The existing use is equestrian, with stables and associated storage. As such, the proposed re-development of the site is not considered to result in any loss of employment.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7, (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 4.9 The Highway Authority has been consulted as part of this application, and has made the following comments:
- 4.10 "London Road is an A-class road subject to a speed restriction of 40mph, parking and waiting restrictions are not in place within the vicinity of the site. The road benefits from pedestrian footways and street lighting.
- 4.11 The Highway Authority commented upon a similar previous application at this site (22/05311/FUL) dated 22nd February 2022. The comments from the Highway Authority ultimately recommended conditions accordingly in the event that planning

permission was to be granted. After assessing the proposed plans for the current application, it seems the access and parking arrangements are the same as previously proposed, therefore I reiterate previous Highways comments:

- 4.12 When considering trip generation, I would expect a dwelling in this location to generate approximately 4-6 vehicular movements (two-way) per day. Therefore in terms of trip generation from the site, the 3(no) dwellings would have the potential to generate approximately 12-18 daily vehicular movements (two-way). I am satisfied these movements can be accommodated on the local highway network. Nonetheless, the access arrangements will need to be assessed in order to determine its suitability to accommodate the vehicular movements anticipated.
- 4.13 The existing vehicular access onto London Road will be utilised. In accordance with guidance contained within Manual for Streets, visibility splays of 2.4m x 82m are required in both directions commensurate with a speed limit of 40mph. Having reviewed the submitted plans, I am satisfied that sufficient visibility splays can be achieved within the publicly maintained highway or land owned by the applicant. As well as this, the site access and driveway affords sufficient width to permit safe simultaneous two-way vehicle movements.
- 4.14 Having assessed the development using the Buckinghamshire Countywide Parking Guidance policy document, I am satisfied that the proposed parking provision is sufficient to accommodate the required level of parking, when taking into account the level of habitable accommodation featured for each dwelling. This ensures that the development would not result in displaced parking on London Road due to inadequate off-street provision.
- 4.15 Proposals for residential development generally need to be well connected to non-car modes of travel in order to meet the overarching sustainable development principles set out in the National Planning Policy Framework. The development site is located less than 100m walking distance from bus stops on London Road providing regular services to High Wycombe.
- 4.16 Mindful of the above, I do not have any objections to the proposed application subject to the following conditions:".
- 4.17 As such, the Highway Authority do not consider that the proposed development would have a detrimental impact on the local highway network, or have any parking implications, subject to a planning condition securing the layout of the parking arrangements which will be imposed accordingly.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)
DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)

- 4.18 No objections were previously raised on the previous scheme which was withdrawn in terms of the impact of the development on the character and appearance of the area.
- 4.19 The proposal is largely the same as the previously withdrawn in terms of the proposed appearance of the resultant buildings following conversion whereby limited external alterations are proposed in order to retain the buildings' rural appearance.
- 4.20 Views of the application site will be similar to the existing given the nature of the proposed development being for conversion, albeit the formation of private amenity

spaces and parking. Private amenity spaces will be enclosed by post and rail fencing in order to integrate with the established rural character of the site, and details of surface materials will be secured by planning condition to ensure they are suitable in terms of their impact on the character and appearance of the site and wider locality.

- 4.21 Overall, the proposed development is not considered to detrimentally harm the character and appearance of the locality and is therefore acceptable from a character and appearance perspective.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal space standards).

- 4.22 The proposed resultant dwellings following the conversions would be of an acceptable size which comply with Policy DM40 in regard to the Technical housing standards – nationally described space standards.
- 4.23 Furthermore, the level of amenity space proposed for each dwelling is considered to be sufficient.
- 4.24 The application site is located a significant distance from other neighbouring properties and therefore it is not considered that the development would have any impact on neighbouring amenities.
- 4.25 Concerns were previously raised by Officer's in terms of potential overlooking from Dwelling 1 to the private amenity space of Dwelling 2 given their close relationship. However, the nearest window of Dwelling 1 (Bedroom 1) which faces towards the private amenity space of Dwelling 2 is proposed to be obscurely glazed. Whilst this is considered to be acceptable, the eastern elevation of Dwelling 1 features a total of 4 windows which would all face in the direction of the private amenity space of Dwelling 2. Given the proposed 4 windows are to accommodate a hall area, it is considered necessary to impose a condition for them all to be obscurely glazed to prevent any overlooking or loss of privacy. The hallway would benefit from adequate light provision, and given they do not serve habitable rooms, this arrangement is considered to be acceptable in aid of protecting the amenities of Dwelling 2.
- 4.26 It is therefore considered that the proposed development would not adversely affect the amenities of neighbouring properties or future occupiers.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be in accordance with the NPPF)

- 4.27 The Environmental Health Team has been consulted on the application and has raised no objections, subject to a condition being imposed for the installation of 3 electrical vehicle charging points (1 per dwelling). This will be conditioned accordingly.

Flooding and drainage

Wycombe District Local Plan (August 2019): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 4.28 The application site is located in Fluvial Flood Zone 1 and is within an area which is at very low risk of surface water flooding.
- 4.29 Furthermore, the site is not in an area of ground or surface water flooding and there is no watercourse within the site boundary. It is therefore considered that the site is

probably not in an area at risk of flooding. As such, the runoff from additional impermeable surfaces due to the proposal can be stored within the site and either reused or released into the ground through infiltration.

- 4.30 Provided re-use, infiltration or a combination of both is used, then the development would not result in the increase in flood risk elsewhere. If re-use or on-site infiltration methods are subsequently shown not to be possible then the developer would need to demonstrate why this is not possible and how they intend to ensure that the risk of flooding elsewhere would not be increased due to the development. This will be conditioned accordingly.

Green networks and infrastructure

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth, CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 4.31 The Council's Tree Officer has been consulted and has raised no objections to the proposed development, subject to a informative advising the applicant to the guidance set out in BS5837:2012 'Trees in Relation to Design, Demolition and Construction'.
- 4.32 Furthermore, no details of landscaping have been submitted with the application and it is therefore considered necessary to impose a planning condition for the submission and approval of these details.

Ecology

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

- 4.33 The Council's Ecologist has been consulted on the application and has raised no objections, subject to planning conditions. These will be conditioned accordingly.

Building sustainability

Wycombe District Local Plan (August 2019): DM41 (Optional Technical Standards for Building Regulations Approval)

- 4.34 It is considered necessary to condition water efficiency in accordance with Policy DM41.

5.0 Weighing and balancing of issues / Overall Assessment

- 5.1 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.
- 5.2 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 (such as CIL if applicable), and,

c. Any other material considerations

5.3 As set out above it is considered that the proposed development would accord with relevant development plan policies.

6.0 Working with the applicant / agent

6.1 In accordance with paragraph 38 of the NPPF the Council 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.

6.2 The Council 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.

6.3 In this instance:

- the applicant/agent was updated of any issues after the initial site visit,
- the application was acceptable as submitted and no further assistance was required.
- 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.

7.0 Recommendation

7.1 Application Permitted

Subject to the following conditions and reasons:

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 1805 P1A, 1805 P2, 1805 P3 and 1805SP1A 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. 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 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. A fully detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before prior to the commencement of any works. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

6. 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.

7. Prior to commencement of works to building 3 it must be confirmed by the applicant that either:
 - No works will be done to the roof of building 3 (including insulation and installation of windows/rooflights),
 - Works to the roof will only be done in the months November to March inclusive (to avoid the time when bats could be present),
 - at least two emergence/re-entry surveys will be undertaken on building 3 and any further necessary steps (e.g. production and following of mitigation measures and or making application for a licence to disturb bats from Natural England) will be undertaken and submitted to the Local Planning Authority.

Reason: To clarify the works which will be done to the roof of building 3 and ensure that any works which could impact upon potential bat roosting features will not result in offence or impact upon priority species.

8. The Mitigation measures contained within the Updated Preliminary Ecological Appraisal and Roost Assessment must be followed throughout the course of the development.

Reason: To ensure that protected and priority species are not harmed as a result of the proposals.

9. Prior to occupation, a short report including a plan and photographs, shall be submitted to and approved in writing by the Local Planning Authority, which shows the ecological enhancement features contained within the Updated Preliminary Ecological Appraisal and Roost Assessment.

There shall be at least three bat boxes and at least three bird boxes included, and at least two new hibernacula and two new hedgehog houses as many gaps in fences to create uninterrupted movement corridors for hedgehogs.

The ecological enhancements shall thereafter be retained for the life of the development.

Reason: To ensure that a biodiversity net gain is achieved in line with local plan policy DM34.

- 10 Notwithstanding the approved details, no further windows, doors or openings of any kind shall be inserted in the east flank elevation of Building 1 hereby permitted.

Reason: To safeguard the privacy of occupiers of the adjoining properties.

- 11 Notwithstanding any other details shown on the plans hereby approved, the windows in the eastern elevation of Building 1 shall be fixed shut (without any opening mechanism) and glazed in obscure glass. The window(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties.

- 12 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.

Reason: In the interests of water efficiency as required by Policy DM41 (Optional Technical Standards for Building Regulations Approval) of the Local Plan.

- 13 Prior to the occupation of the development hereby permitted, three electric vehicle charging points with a minimum rating of 32amp must be installed in a location suitable to its use.

Reason: To comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.

- 14 The development hereby approved shall store all additional runoff within the site and either reuse it or release it into the ground through infiltration. Where the additional runoff is not to be re-used or on-site infiltration methods are not proposed, details of how the risk of flooding elsewhere will not be increased shall be submitted to and approved by the local planning authority prior to any development taking place. The approved details shall thereafter be implemented prior to the development being brought into use and thereafter managed and maintained for the lifetime of the development.

Reason: To ensure that the development does not increase the risk of flooding elsewhere.

- 15 The scheme for parking indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A-E of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF the Council 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.

The Council work with the applicants/agents in a positive and proactive manner by offering a preapplication advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

In this instance:

- the applicant/agent was updated of any issues after the initial site visit,
 - the application was acceptable as submitted and no further assistance was required.
 - 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.
- 2 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.

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.

- 3 To protect the off-site trees during construction, the applicant should refer to the guidance set out in BS5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received.

Parish/Town Council Comments

No comment.

Consultation Responses

Environmental Health – No objection subject to condition for 3 Electrical Vehicle Charging Points.

Highway Authority – No objections subject to a condition for the laying out of the parking prior to the occupation of development.

Ecology Officer – No objections subject to conditions relating to the building work of Building 3, carrying out of ecological mitigation and ecological enhancements.

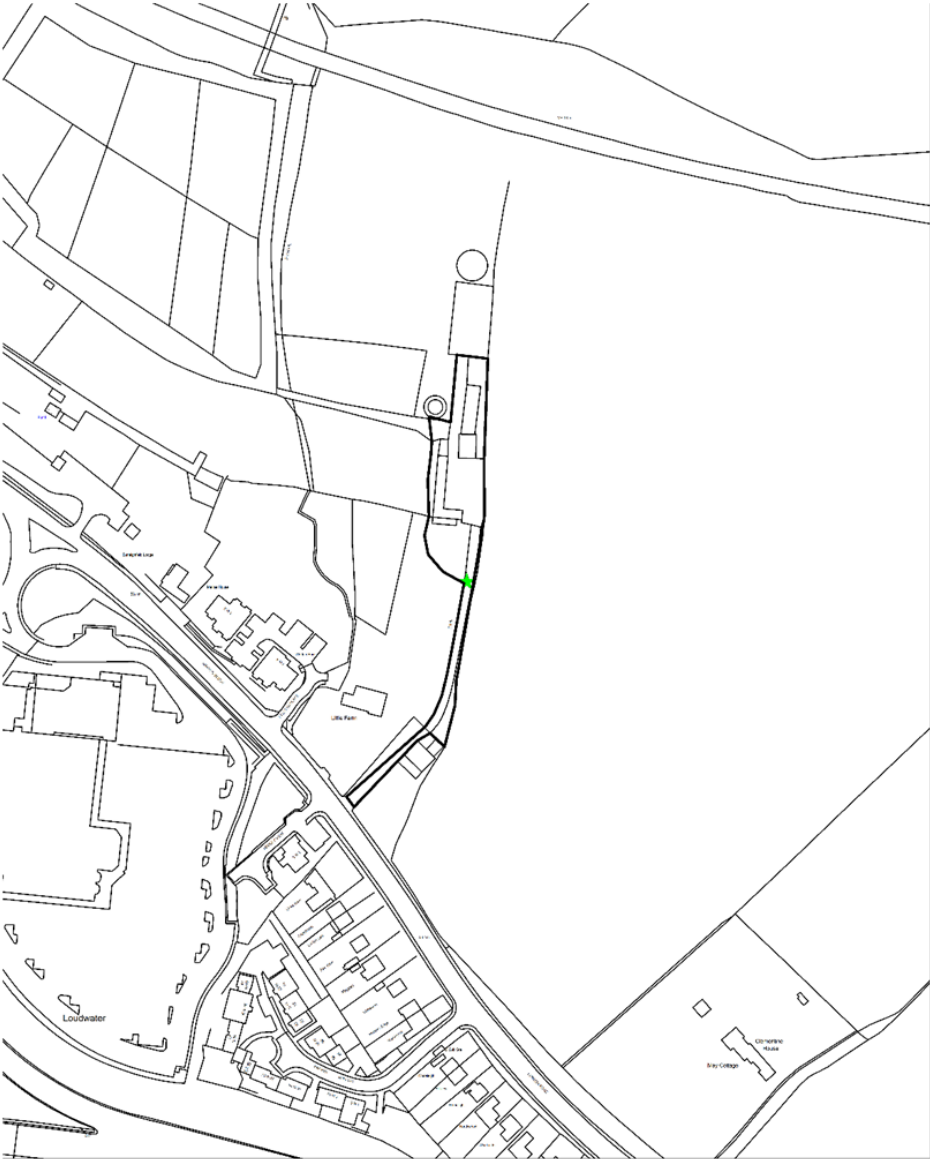
Tree Officer – No objections subject to an informative regarding tree protection measures.

Representations

None received.

APPENDIX B: Site Location Plan

22/07162/FUL
Scale 1/2500



Planning Committee
© Crown Copyright and database rights 2020.
Ordnance Survey 100062456

This page is intentionally left blank