



West Buckinghamshire Area Planning Committee agenda

Date: Wednesday 7 February 2024

Time: **7.15 pm – Please note change of time**

Venue: High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB

Membership:

A Alam, M Ayub, A Baughan, S Guy, I Hussain, D Johncock, N Marshall (Chairman), C Oliver (Vice-Chairman), S Raja, 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.wyc@buckinghamshire.gov.uk 01494 421493. Please refer to the Guide to Public Speaking at Planning Committee [here](#).

Agenda Item	Page No
--------------------	----------------

1	Apologies for Absence	
----------	------------------------------	--

2	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.

3	Minutes of the Last Meeting	3 - 6
----------	------------------------------------	--------------

To note the minutes of the meeting held on 13 December 2023.

Planning Applications

4	21/08708/FUL - Tudor Stud Farm House and Tudor Stud Cottage, Chinnor Road, Bledlow Ridge, HP14 4AA	7 - 42
----------	---	---------------

5	23/07488/FUL - 34 Saunderton Vale, Saunderton, HP14 4LJ	43 - 52
----------	--	----------------

6	23/07761/VCDN - Silver Birches, Hawks Hill, Bourne End, SL8 5JQ	53 - 62
----------	--	----------------

7	23/07806/R9FUL - 22 Queens Square, High Wycombe, HP11 2DF	63 - 70
----------	--	----------------

8	Date and Time of Next Meeting	
----------	--------------------------------------	--

Wednesday 6 March 2024 at 6.30pm

9	Availability of Members Attending Site Visits (if required)	
----------	--	--

To confirm members' availability to undertake site visits on Tuesday 5 March 2024 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 13 December 2023 in High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB, commencing at 6.30 pm and concluding at 7.43 pm.

Members present

A Alam, M Ayub, A Baughan, S Guy, I Hussain, D Johncock, N Marshall, C Oliver, S Raja, M Turner and K Wood

Others in attendance

K Asif, T Coppock, L Hornby, I Malik, M McKane, C Power, H Smith and J Suter

Apologies

P Turner

Agenda Item

1 **Declarations of Interest**

Councillor M Turner: Planning application number 23/05913/FUL – declared an interest due to being a Ward Councillor and having called the application to Committee. He explained that residents had been in email contact with him but that he had not expressed a view. He declared that he had an open mind, would listen to the debate before reaching a decision.

2 **Minutes of the Last Meeting**

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

3 **23/05913/FUL - Outbuildings Rear of Greenacres, Bovingdon Green, Marlow**

Demolition of existing stables and barn and erection of two dwellings with associated landscaping and access and parking.

This application was the subject of a site visit.

Members noted the Update.

Members voted in favour of the motion to refuse the application for the following reason:

- In the opinion of the Local Planning Authority, the proposed development would result in the urbanisation of an existing rural location, by extending the existing linear residential form of development into the countryside, which would detract from the natural beauty of the surrounding Chilterns Area of Outstanding Natural Beauty and the public views from the adjacent footpath. As such, this proposal is contrary to Policy DM30 (The Chilterns Area of Outstanding Natural Beauty) of the adopted Wycombe District Local Plan (2019).

Speaking on behalf of Great Marlow Parish Council: Cllr M Bennett

Speaking in objection: Dr M Thomas

Speaking on behalf of the applicant: Mr K Lipinski

It was proposed by Councillor M Turner and seconded by Councillor D Johncock.

Resolved: that the application be refused for the reasons given above.

Councillor S Raja joined the meeting during the presentation of the application and therefore took no part in the debate or voting on the application.

4 23/06695/R9FUL - Princes Risborough School, Merton Road, Princes Risborough, HP27 0DR

Siting of 2 x modular buildings comprising 4 x temporary classrooms.

Members noted the Update.

Members voted in favour of the motion to approve the application subject to the conditions as laid out in the officer's report.

It was proposed by Councillor D Johncock and seconded by Councillor I Hussain.

Resolved: that the application be approved subject to conditions.

5 CC/0015/23 - High Heavens Household Waste Site, Clay Lane, Booker, SL7 3DJ

Continuation of development at High Heavens Household Waste Site at variance to conditions 14 (Landscape Scheme), 16 (LEMP), 23 (Surface Water Drainage), 24 (Drainage Maintenance Plan) and 26 (Approved Documents) pursuant to planning permission ref: CC/0067/20)Application for the demolition of Dano building, reconfiguration of the site and the erection of a food waste building, waste handling bays (part retrospective), contractors office, weighbridge, food waste tank, fire water tanks (retrospective), wheel wash and tank, ancillary tanks, hardstanding area, soil bund, fencing and associated development); to allow for a revised surface water management scheme and resultant changes to approved schemes including

landscaping.

Members noted the Update.

Members voted in favour of the motion to approve the application in line with the officer's recommendation.

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

Resolved: that the application be approved subject to conditions.

6 Date and Time of Next Meeting

Wednesday 10 January 2024 at 6.30pm.

7 Availability of Members Attending Site Visits (if required)

Resolved: that in the event it was necessary to arrange site visits on Tuesday 9 January 2024 in respect of the agenda for the meeting to be held on Wednesday 10 January 2024, the following members be invited to attend:

Councillors: D Johncock, N Marshall and C Oliver.

This page is intentionally left blank



Report to West Area Planning Committee

Application Number:	21/08708/FUL
Proposal:	Erection of 2 x detached and 2 x pairs of semi-detached dwellings (6 in total) with associated landscaping, hardstanding and infrastructure and creation of new access from Chinnor Road with enlargement of residential curtilage of Tudor Stud Farm
Site Location:	Tudor Stud Farm House & Tudor Stud Cottage Chinnor Road Bledlow Ridge Buckinghamshire HP14 4AA
Applicant:	Mrs A Johnson
Case Officer:	Jenny Ion
Ward(s) affected:	Ridgeway West
Parish-Town Council:	Bledlow Cum Saunderton Parish Council
Date valid application received:	19th January 2022
Statutory determination date:	16th March 2022
Recommendation	Defer for planning obligation

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application seeks permission for a development of six dwellings within the Bledlow Ridge settlement boundary, as defined in the Bledlow cum Saunderton Neighbourhood Plan.
- 1.2 Bledlow cum Saunderton Parish Council requested the application to be considered by the Planning Committee.
- 1.3 The application is recommended for approval subject to a S106 planning obligation to secure a contribution towards the provision of affordable housing and to secure off-site off-setting for biodiversity net gain.

2.0 Description of Proposed Development

- 2.1 The proposed development is for six dwellings on land that is currently a grazing paddock for horses, within the settlement boundary of Bledlow Ridge, as identified in the Bledlow-cum-Saunderton Neighbourhood Plan. The site is also in the Green Belt and the Chilterns AONB.

- 2.2 The application site is a roughly rectangular shape with a site frontage of just under 92 metres to Chinnor Road, which is marked by a mixed boundary hedge. The site includes the existing farm house which would be retained, and part of the existing paddock would be incorporated into the garden for that property. On the south east side of the site is the access track which serves both the farmhouse and the equestrian establishment to the south west.
- 2.3 It is proposed to create a new entrance into the site from Chinnor Road. This would be roughly central along the site frontage and would provide access to all six houses, which would be served by an access road parallel to the main road. The development comprises two pair of three bedroom semi-detached houses in the centre of the site and two detached five bedroom houses at either end. The houses would be set in a row facing towards Chinnor Road. Each house would have its own driveway and a garage for parking, and a private garden area to the rear.
- 2.4 The proposed house designs have been substantially amended during the course of the application. The pairs of semi-detached houses are now shown to be simple brick houses with brick detailing under a sand faced plain clay tile roof. The main roof would have its ridge parallel to the road, with chimneys on the side gables. The rear of the houses would have a projecting gabled wing and each house would have an attached garage to the side set back from the front elevation of the house.
- 2.5 The proposed detached houses would be of different designs. The house on Plot 1, at the north west end, would be a double fronted dwelling, with traditional gabled roof, and two projecting wings to the rear, and an attached double garage to one side. The house on Plot 6 would be an L-shaped dwelling, with a similar frontage to Plot 1 facing Chinnor Road, and the rear gabled wing creating a return to the side access track on the south east side. It too would have an attached garage.
- 2.6 The revised plans include details of the materials, which show the use of a tradition Bucks multi-stock brick for the elevations of the houses, with a red detail brick for feature such as the soldier courses above ground floor windows and a string course. The main roofs would be finished in sand faced plain clay tiles. The garages would be clad in black stained larch with natural slate roofs.
- 2.7 The application is accompanied by:
- a) Planning Statement
 - b) Heritage Statement
 - c) Arboricultural Survey and Impact Assessment
 - d) Tree Planting Plan
 - e) SUDS Statement
 - f) Ecological Impact Assessment
 - g) Landscape and Visual Appraisal
- 2.8 As noted above amended plans were submitted to change the proposed design of the houses, with the layout remaining largely the same. The extent of close boarded fencing between the plots was also indicated to be reduced.
- 2.9 Additional and revised information was also submitted including an updated EIA, a biodiversity matrix, affordable housing contributions calculations and an updated SuDS report and additional drainage information including infiltration testing.

3.0 Relevant Planning History

- 3.1 There are no applications directly relevant to the current proposals. There is history relating to the adjacent house and stud but none which is of relevance to this application.
- 3.2 The development has been screened under the Environmental Impact Assessment Regulations and the local planning authority has concluded that an environmental impact assessment will not be required in this case.

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), CP8 (Green Belt), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM42 (Managing Development in the Green Belt)

DSA: DM1 (Presumption in favour of sustainable development)

BCSNP: Policy 1 (Spatial Plan for the Parish), Policy 2 (Development within Settlements), Policy 6 (Design Management in the Parish)

- 4.1 The site is located in the Green Belt but is also within the Bledlow Ridge Settlement Boundary as identified in the Bledlow cum Saunderton Neighbourhood Plan (NP). Policy 1 of the NP states that “proposals for development within these boundaries will be supported, provided they do not result in the loss of an important local open space of public, environmental or ecological value and they accord with other provisions of the Plan and the Wycombe Development Plan.” The supporting text confirms that the principle of development inside defined settlement boundaries is acceptable provided proposal accord with other relevant policies in the development plans, for example avoiding publicly accessible open land and having regard to design principles.
- 4.2 In this instance the site is a grazing paddock and as such is not of public value or publicly accessible. The ecological information provided confirms that the site is not of any particular ecological value. Nor is it considered to be of significant environmental value (e.g. a functional flood plain). Development of this site would therefore be in accordance with the NP provided other relevant policies, such as those relating to design, access, biodiversity, are complies with. Those areas are covered in detail in the subsequent sections of this report.
- 4.3 Policy DM42 of the Wycombe District Local Plan states that although development in the Green Belt is inappropriate, exceptions to this include development that accords with a made neighbourhood plan. As outlined above, development of this site accords with the NP due to its inclusion within the settlement boundary for Bledlow Ridge.

Affordable Housing and Housing Mix

Wycombe District Local Plan (August 2019): DM24 (Affordable Housing)

BCSNP: Policy 2 (Development within Settlements)

- 4.4 Policy DM24 of the Local Plan requires development within the Chilterns AONB of between six and nine dwellings to make a commensurate financial contribution towards the provision of affordable housing. This would allow the Council to deliver affordable housing elsewhere within its area. In this case the applicant has agreed to make a financial contribution, and this would be secured by way of a S106 agreement.

- 4.5 Policy 2 of the NP also imposes requirements regarding dwelling mix. For development comprising two or more dwellings at least half must have either two or three bedrooms. The scheme is for six dwellings, of which four would be three bedroom houses, thereby complying with this requirement.

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)

- 4.6 The proposed development would be served by a single point of access onto Chinnor Road. This approach reduces the number of potential access points (compared to having individual access for each house) and allows vehicles to enter and exit Chinnor Road in forward gear. The plans show the provision of vision splays on either side of 2.4 x 43 metres. The access arrangements would require the removal of a section of a hedge and some trimming back of the hedge either side of the access.
- 4.7 This Highway Officer is satisfied that the number of additional trips which would be generated by the development could be accommodated on the local highway network without adversely impacting the operation of the network. The proposed access would be wide enough to allow two vehicles to pass and vision splays can be provided on land within highway limits and the applicant's ownership to meet the required standard for a 30mph road.
- 4.8 The site is within reasonable walking distance of facilities within the village, including the church, village hall, shop, school and pub. However, there is not a pedestrian footway on the southern side of Chinnor Road adjacent to the site. The Highway Officer has therefore suggested a small section of footway, including a tactile crossing on Chinnor Road, should accompany one of the access radii in order to permit pedestrians to cross. This could be secured by way of a condition with the details forming part of the S184 agreement with the highway authority for the works within the highway.
- 4.9 The proposed parking requirements are assessed against the number of habitable rooms for each dwelling. To count towards parking provision external spaces must be 2.8 x 5 metres in size and garages must measure 3 x 6 metres internally. The site is located in Residential Zone C. The three bedroom dwellings each have 6 habitable rooms, requiring three spaces, and the detached houses have nine habitable rooms, requiring four spaces.
- 4.10 In this instance the driveway spaces and garages all meet the minimum size requirements of the Buckinghamshire Countywide Parking Guidance. The larger dwellings would have two driveway spaces and two garage spaces each, a total of four spaces per dwelling. The semi-detached houses would each have two driveway spaces and one garage space, a total of three each. All the houses would therefore be provided with parking to the required standard. By meeting the minimum garage size cycle parking would also be included in the scheme.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of Place), DM30 (The Chilterns Area of Outstanding Natural Beauty), DM32 (Landscape Character and Settlement Patterns), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

BCSNP: Policy 2 (Development within Settlements), Policy 5 (Design Management in Bledlow Ridge), Policy 6 (Design Management in the Parish)
Housing Intensification SPD
Residential Design Guide SPD

- 4.11 The proposed layout of the development, with houses fronting the Chinnor Road, reflects the predominant form of development along the main road through the village. The use of the single point of access allows the retention of much of the hedge to provide screening and biodiversity opportunities. The proposed layout is in accordance with the NP requirement to use simple building layouts, at right angles or parallel to the road, avoiding floor plans with create large roof spans and avoiding the use of hipped roofs.
- 4.12 The design of the houses has been amended substantially compared to the proposals originally submitted. The proposed houses now have a much simpler, traditional form, fronting the street with roof ridges parallel to the road, and incorporating features such as external chimney stacks and more traditionally proportioned door and window openings. To the rear where the development is not open to public view the houses have more contemporary window openings such as the use of bi-fold doors.
- 4.13 Garaging is to the side and set back from building frontages, to be clad in horizontal timber boarding and slate, which are materials more commonly associated with outbuildings in the area and the Chilterns AONB. The proposed brick is shown to be a local multi-stock brick and the roofs would be clad in clay tiles.
- 4.14 As amended the building forms are now considered acceptable in terms of design, scale, mass and external appearance.
- 4.15 The proposal includes indicative landscaping which shows additional tree and hedge planting around the site boundaries and within the garden areas of the houses. This is in keeping with the character of the immediate vicinity of the site. The NP Appendix C identifies a key view into the village from the south east along the site frontage, as one of native hedgerows interspersed with 19th century properties.
- 4.16 The proposed setting back of the development from the site frontage means that the development would not unduly impinge on this view, with the degree of change reducing as the landscaping matures. Final details of landscaping can be secured by condition, along with details of materials and surfacing finishes, and boundary treatments, to ensure that they are all appropriate for the locality.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal Space Standards)
Housing Intensification SPD
Residential Design Guide SPD

- 4.17 The proposed houses would be set back from the Chinnor Road behind the hedge and the private access road. There would therefore be a good degree of separation from houses on the opposite side of the road and the proposals would not result in an undue loss of light or privacy to those properties. The proposed access point would be opposite the double garage and driveway for 1 Seymour Place, thereby minimising the impact of the access on the amenity of neighbouring properties.
- 4.18 There are no residential properties to the immediate south east of the site. The farmhouse to the rear of the site would be at sufficient distance that it would not be

unduly overlooked. Pankridge Manor, to the west, is also at some distance and is largely screened by existing trees and hedging. There would not, therefore, be an undue loss of light or privacy to that property.

- 4.19 The proposed dwellings all meet the internal space standards and are designed so that the habitable rooms would have sufficient natural light and ventilation. Each house would have a good sized garden to the rear which would be private, usable and free from excessive shade or overlooking.
- 4.20 The plans include a number of flank windows at first floor, however these are all either bathroom windows or secondary sources of light and can be conditioned to be obscure glazed to prevent overlooking. The windows in the north west flank elevation of plot one face an area of trees and those in the south east flank of plot 6 face the tennis club and these windows would not need to be obscurely glazed as they would not result in unacceptable overlooking.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), CP12 (Climate Change), DM20 (Matters to be determined in accordance with the NPPF), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 4.21 The adopted Air Quality SPD requires the provision of car charging points in connection with all developments. This is to reduce air pollution within the Council's Air Quality Management Areas. Whilst the site is not within an AQMA it is likely that traffic generated by the development would travel through the AQMA to access the site or to access higher order services in High Wycombe. A condition can be imposed to secure the provision of one charging point per dwelling. This also meets the objectives of Policies CP12 and DM33 to address carbon emissions and climate change.
- 4.22 The plans indicated space within each plot for bin storage to the side and rear of the garages. There would be access to move bins to the front of the properties for collection.

Flooding and drainage

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

- 4.23 Policy DM39 requires all development to make appropriate provision for the management of surface water to prevent increased flooding on the site itself or the surrounding area. The development would increase the amount of impermeable area on the site, and could therefore increase surface water run-off.
- 4.24 Following the provision of additional information and revised proposals for dealing with surface water from the development the LLFA is now satisfied that there is a satisfactory solution to managing surface water from the development.
- 4.25 The proposed solution would include the use of permeable surfacing for the access and driveway areas, coupled with the use of deep borehole soakaways for each individual dwelling and for some run-off from the driveways. The solution has been arrived at following investigations such as infiltration testing and exploring potential to connect to existing drainage infrastructure.
- 4.26 Subject to a condition to secure details of the final scheme the LLFA is satisfied that surface water from the development can be satisfactorily managed such that it would not increase the risk of flooding on the site or elsewhere.

Landscape Issues / Landscape and visual Impact

Wycombe District Local Plan (August 2019): CP9 (Sense of Place), DM30 (The Chilterns Area of Outstanding Natural Beauty), DM32 (Landscape Character and Settlement Patterns), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 4.27 The application site is located within the Chilterns AONB (now also known as the Chilterns National Landscape) where development must conserve, and where possible enhance the natural beauty of the AONB. It is therefore necessary to consider the impact of the proposals on the wider landscape. A Landscape and Visual Appraisal (LVA) was submitted with the application and was reviewed by the Council's Landscape Officer.
- 4.28 The Landscape Officer concurs with the conclusions of the LVA which judged the development to have a neutral landscape impact. In landscape terms the biggest impact will be on views from the front corner of the development adjacent to the access to Tudor Stud, where the site is most visible due to a lack of screening, and on views through the new entrance. These impacts will be most adverse initially but will reduce with time as these impacts can be mitigated through the retention of the existing hedge and supplementary planting to both improve the hedge and provide screening around the side boundary. Planting and its retention can be secured by way of an appropriately worded condition.
- 4.29 The application site is not prominent in the wider landscape due surrounding development and mature trees and screening on adjacent sites. It is therefore concluded that while there would be some impact on the immediate vicinity of the site this will reduce in the long term so that the overall impact is neutral and as such the proposal will not have an adverse impact on the AONB / National Landscape.
- 4.30 The proposed landscaping includes a variety of trees comprising small leaved lime, sweet cherry, silver birch, field maple, sycamore maple along with mixed native hedge planting. The canopy calculator confirms that 25% canopy cover can be achieved through a combination of retained trees and hedging and new planting.
- 4.31 The tree report confirms that construction will be outside of the root protection areas of trees to be retained. There are a number of trees within the front hedge and some within the site which are dead and these should be removed. The main group of coniferous trees would be retained and included in the enlarged grounds of the existing house, apart from those identified as dead, which would be removed.

Heritage

Wycombe District Local Plan (August 2019): CP9 (Sense of Place), CP11 (Historic Environment), DM31 (Development Affecting the Historic Environment)

- 4.32 The property to the west, Pankridge Farm, is Grade II listed. The advice of the Council's conservation officer was sought regarding the potential impact of the development on the setting of the listed building. The site is well screened by existing trees, both within the application site and outside it, and there is not a direct view of the listed building from the site. The Conservation Officer has advised that the development would not have an impact on the setting of the listed building and is therefore acceptable in heritage terms.

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)

Biodiversity Net Gain SPD

- 4.33 An Ecological Impact Assessment was provided with the application and was updated during the course of the application. The additional information has confirmed that protected species are not present on site and the site is not of significant ecological value.
- 4.34 All development is expected to provide a net gain in biodiversity. A biodiversity metric was submitted during the course of the application. This identifies that the proposal would secure a net gain in hedgerow habitat units, but a net loss on area habitat loss. The latter could be mitigated and a gain delivered by off-setting, e.g. through the purchase of credits from a habitat bank. This would need to be secured by way of a S106 agreement.
- 4.35 The applicant has agreed in principle to this, identifying the potential for purchase of credits from the Environment Bank. The Council's ecologist has expressed some concern that the site in question is not within Buckinghamshire. It is understood that progress has been made in securing sites within Buckinghamshire for this purpose. Therefore, it is proposed that the S106 agreement would be drafted to secure 1.625 area habitat units through offsetting.
- 4.36 The submitted information has identified potential for ecological enhancements within the site such as bird boxes and bat tubes on the buildings, hedgehog holes and suitable planting. It will be necessary to require approval of a landscaping scheme including ecological enhancements to secure the habitat units on site shown in the biodiversity metric. The Council's ecologist has also suggested conditions to require approval of a Landscape and Ecological Management plan (LEMP), along with a Construction and Environment Management Plan (CEMP).

Building sustainability

Wycombe District Local Plan (August 2019): CP12 (Climate Change), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM41 (Optional Technical Standards for Building Regulation Approval)

- 4.37 Conditions would be necessary to secure higher standards of water efficiency and that all the dwellings are built to meet Part M4 (2) of the building regulations to comply with Policy DM41. It would also be necessary to secure details of sustainability measures, such as the installation of air source heat pumps or solar panels. The details of these can be required by condition.

Infrastructure and Developer Contributions

DSA: DM19 (Infrastructure and delivery)

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

4.40 Having regard to the statutory tests in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that the following planning obligation(s) are required to be secured within a section 106 agreement:

- Affordable housing – off-site contribution
- Biodiversity net gain- off setting

4.41 The applicant has confirmed that they are willing to enter into a legal agreement.

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.

5.4 It is proposed to required the dwellings to be constructed to the standard for accessible and adaptable dwellings.

5.5 In line with the Public Sector Equality Duty the LPA must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in Section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief sex, and sexual orientation). In this instance, it is not considered that this proposal would disadvantage any sector or society to a harmful extent.

5.6 The Humans Right Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact on the proposed development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.

6.0 Working with the applicant / agent

6.1 In accordance with paragraph 38 of the NPPF (2023) 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

- was provided with pre-application advice,
- the applicant/agent was updated of any issues after the initial site visit,
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The application was 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 The application is recommended for permission subject to the completion of a S106 agreement as outlined above and 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 2827 001P8, 2827 003P10, 2827 109P5, 2827 110P6, 2827 111P6, 2827 112P8 and 2827 114P3 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. No other part of the development shall be occupied until the new means of access, has been sited and laid out in accordance with the approved drawing and constructed in accordance with the Buckinghamshire Council guide note "Commercial Vehicular Access Within the Public Highway". These works will also include the provision of a short length of footway on the access radii and tactile crossing to connect the site access with existing pedestrian infrastructure on Chinnor Road.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development and to provide a connection to existing pedestrian infrastructure.

6. No other part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided on both sides of the access and the area contained within the splays shall thereafter be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.
Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.
7. The scheme for parking, garaging and manoeuvring 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.
8. Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Planning Authority in consultation with the Highway Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.
Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.
9. Prior to the development being brought into use, one electric vehicle charging point with a minimum rating of 32 amp shall be installed in the parking area serving each dwelling or in another suitable alternative location which has first been agreed in writing by the Local Planning Authority. The charging point shall thereafter be retained as such, in working order.
Reason: To assist in the reduction of air pollution from vehicular traffic by facilitating the use of electric vehicles to reduce the negative impact on the health of residents living within the Air Quality Management Area and to meet the requirements of Policies CP12 (Climate Change) and DM33 (Managing Carbon Emissions, Transport and Energy Generation) in the adopted Wycombe District Local Plan (2019).
10. Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the first floor flank elevations of the dwellings, with the exception of those in the north west elevation of Plot 1 and south east elevation of Plot 6 shall, up to a minimum height of 1.7 metres above finished floor level, 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.
11. Development shall not begin until a surface water drainage scheme for the site, based on Proposed Surface Water Drainage Layout (drawing no. 7559404, rev. P01, 19 August 2023, GeoSmart Information, In Situ Infiltration Testing Report (R15753, 28 June 2023, Ashdown Site Investigation Ltd), Plot 1 Calculations (75594

PLOT1 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd), Plot 2 Calculations (75594 PLOT2 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd), Plot 3 Calculations (75594 PLOT3 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd), Plot 4 Calculations (75594 PLOT4 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd), Plot 5 Calculations (75594 PLOT5 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd), Plot 6 Calculations (75594 PLOT6 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd) and Access Road and Driveway Calculations (75594 ACCESS C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- SuDS components agreed in the Proposed Surface Water Drainage Layout (drawing no. 7559404, rev. P01, 19 August 2023, GeoSmart Information)
- Construction details of all SuDS and drainage components
- Details of how and when the full drainage system will be maintained, this should also include details of who will be responsible for the maintenance
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Policy DM39 of the Wycombe Local Plan and Paragraph 173 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

12. A fully detailed landscaping scheme for the site which includes details of ecological compensation and enhancement and canopy cover and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The details will ensure that habitats and hedgerows required for the onsite biodiversity units identified in the submitted metric will be delivered. Details will also be included for other ecological elements identified in the submitted Ecological Impact Assessment by Windrush Ecology, July 2022, including:

- Hedgerow planting and enhancement as outlined in 6.2.2,
- Landscape planting as mentioned in 6.2.3,
- holes for hedgehogs as mentioned in para 6.3.4,
- bat and bird boxes as mentioned in para 6.3.2.2 and identified in appendix 5.

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

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping and to ensure that there is a net gain in biodiversity.

13. 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 5 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 and the establishment of the additional canopy cover.

14. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the of the development. The content of the LEMP shall include the following:
- i) Description and evaluation of features to be managed.
 - ii) Ecological trends and constraints on site that might influence management.
 - iii) Aims and objectives of management.
 - iv) Appropriate management options for achieving aims and objectives.
 - v) Prescriptions for management actions.
 - vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - vii) Details of the body or organisation responsible for implementation of the plan.
 - viii) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure appropriate protection and enhancement of biodiversity, to make appropriate provision for natural habitat within the approved development and to provide a reliable process for implementation and aftercare.

15. No development shall take place (including ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be informed by section 6 of the submitted Ecological Impact Assessment by Windrush Ecology, July 2022 and include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

- i) The proposed mitigation outlined in Section 6.3.1 of the Ecological Impact Assessment, Windrush Ecology, July 2022.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

Reason: To ensure that development is undertaken in a manner which ensures important wildlife is not adversely impacted.

- 16. Prior to occupation of any of the dwellings hereby permitted a "lighting design strategy for biodiversity" for shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) and detail how timing of lighting will be controlled, so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

- c) ensure that lighting shall have a colour temperature of less than 3000 Kelvin.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy prior to the occupation of the development, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: Many species active at night are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established movement corridors or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. Limiting negative impacts of light pollution is also in line with paragraph 191 of the NPPF.

- 17. Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before any development above foundation level takes place. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. The screen and boundary walls, fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not adversely affect the character and appearance of the surrounding area and to ensure a satisfactory environment within the development.

- 18. A revised Arboricultural Method Statement (AMS) including a Tree Protection Plan (TPP) in accordance with the British Standard 5837: 2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and

approved in writing by the Local Planning Authority before any development or other site clearance works take place.

The AMS shall include:

- a) Detailed plans showing location of the protective fencing including any additional ground protection whether temporary or permanent;
- b) Details as to the location of proposed and existing services and utilities including drainage, where these are close to Root Protection Areas (RPAs);
- c) Details as to the method, specification and materials to be used for any "no dig" surfacing, and; (and the area within the development to which it applies).
- d) All phases and timing of the project in relation to arboricultural matters and details of supervision by a qualified arboriculturist.

Unless otherwise first agreed in writing by the Local Planning Authority, the development shall thereafter be carried out strictly in accordance with the AMS.

Reason: To ensure the satisfactory protection of retained trees in the interests of visual amenity.

19. The dwelling(s) hereby approved shall be constructed to meet as a minimum the higher standard of 110 litres per person per day using the fittings approach as set out in the 'Housing: optional technical standards' guidance and prescribed by Regulation 36(2)(b) of the Building Regulations 2010.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently, and in accordance with Policy DM41 of the Wycombe District Local Plan (adopted August 2019) and guidance contained in the NPPF (2021).

20. The dwelling hereby permitted shall be designed and built to meet the standards set out in Building Regulations Approved Document M4(2), unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To meet the need for accessible, adaptable dwellings as required by Policy DM41 of the adopted Wycombe District Local Plan (2019).

21. 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, C and 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, the Chilterns National Landscape, the openness of the Green Belt and the amenity of neighbouring properties.

22. The dwellings shall not be brought into use until details of the provision of renewable technologies within the development (such as heat pumps and photo voltaic cells) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the dwellings shall not be occupied until the scheme has been fully implemented in accordance with the approved details.

Reason: To ensure that measures are incorporated within the development to reduce carbon emissions in accordance with Policies CP12 and DM33 of the adopted Wycombe District Local Plan (2019).

Informative(s)

1. In accordance with paragraph 38 of the NPPF Buckinghamshire 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. Buckinghamshire 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.

In this instance:

- was provided with pre-application advice,
- the applicant/agent was updated of any issues after the initial site visit,
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

2. The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Highways Development Management at the following address for information:

Highway Development Management (Delivery)
Buckinghamshire Council
6th Floor, Walton Street Offices
Walton Street,
Aylesbury
Buckinghamshire
HP20 1UY

3. 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.
4. It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.
5. 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.
6. You are advised that Planning Obligations have been entered into in connection with this permission.

7. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health Section of the Environment Service on 01494 421737 at the Council Offices.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received

Parish/Town Council Comments

Bledlow cum Saunderton Parish Council –

Original Plans

The policies of the Bledlow cum Saunderton Parish that are relevant to this application and need to be given consideration by the officer are:

Policy 2: Development with Settlements.

Policy 5: Design management in Bledlow Ridge

Policy 6: Design management in the Parish.

Policy 10: Environment.

Bledlow cum Saunderton Parish Council recommend that the application be refused and request that if officers are minded to approve the application under their delegated powers that the application should be considered by Planning Committee.

1. The application does not comply with Policy 2 of the BcSNP in that:

- 1.1. The proposal constitutes inappropriate development in the green belt in that it does not accord with the Neighbourhood Plan.
- 1.2. The proposed development is not in keeping with the existing pattern of development in proximity to the proposed development, in particular it is not in keeping with the pattern of development on the same side of Chinnor Road as necessitated by Policy 2 of the neighbourhood plan. The plot ratio assessment provided by the applicant seeks to utilise area of development opposite the application site however it has been long established that the southern side of Chinnor Road has different character to the north with a much lower density of development. Indeed, in the area around the application site, i.e., south of Chinnor Road and east of the junction with Haw Lane (excluding Tudor Stud Farm itself and the open public space to the east of the application site) the density is only 2.5dph, well below the 11.8dph of the proposed development.
- 1.3. The proposal does not respect the building line on the southwestern side of Chinnor Road which, from the junction of Haw Lane eastwards set well back from the road and established by the existing development of Ridgeland, Pankridge Manor and Tudor Stud Farm.
- 1.4. The proposal fails to accord with Policies 5, 6 and 10 of the BcSNP.

2. The application does not comply with Policy 5 of the BcSNP in that:

- 2.1. The proposed design and layout of the development does not reflect the character of essential form and scale of traditional buildings within the area settlement area and in particular the group of dwellings opposite the application site identified as an Important Group in Appendix C and Plan I of the BcSNP.

- 2.2. The proposed development will adversely impact the character of an important view through the settlement (View 8 as identified in Appendix C and Plan I of the plan) through the removal of significant section of the important hedge that fronts Chinnor Road in front of the application site (identified on Plan I). It is noted that whilst that the planning statement included within the application states that the majority of this hedge is to be retained (Para 4.13), this is not made clear in the Landscape proposals.
3. The proposal does not accord with Policy 6 of the plan in that:
 - 3.1. The proposed hipped roofs to the rear of plots 1 and 6 are unacceptably shallow in pitch and will appear overly large for the landscape setting.
 - 3.2. The policy is clear that boundary treatments should compromise trees and hedges only. The proposed panel fences to the rear of the properties are therefore unacceptable and detrimental to the character of the area.
4. The proposed amenity land located down a private driveway removed from the proposed or existing dwellings. It is not clear what amenity purpose or public benefit it offers.
5. Whilst the application meets the minimum Countywide standards for parking there appears to be no provision for visitor parking at a location where there are already issues with overspill parking.
6. The proposed planting is of low quality and the proposed tree planting does not utilise native species suitable for the location nor provide long-term amenity benefit.
7. Should Buckinghamshire Council be minded to approve the application we would request that the following conditions be applied:
 - 7.1. Removing Class A, Class B and Class E (of Part 1 of Schedule 2) permitted development rights to ensure that future development on the site can be appropriately considered against the aims and policies of the Neighbourhood Plan, with particular regard the aim of Policy 2 to rebalance the housing stock within the parish towards smaller properties.
 - 7.2. A condition to protect and enhance the existing hedge on the boundary of the site fronting Chinnor Road.
 - 7.3. A condition ensuring that boundaries between plots are formed from hedges only.
 - 7.4. Apply conditions controlling the use of outside lighting in perpetuity to ensure they meet the appropriate standards as published by the ILP, i.e., Zone E2

If determined at Planning Committee the Parish Council will send a representative.

Amended Plans

The amended plans do not address any of Bledlow cum Saunderton Parish Councils previous objections which appear to have been ignored despite these being based on the policies of the BcS Neighbourhood Plan. The BcSNP forms part of the Local Development Plan and carries the same weight as the Wycombe Local Plan and Buckinghamshire Council would need to demonstrate the overriding public interest to derogate from the Local Development Plan.

The amended plans represent a significant regression in design standards from the previous iteration and fail to address the July 2021 changes to the NPPF which placed good design and the need to utilise local design codes where available as fundamental to the planning process. In this case the design guidance within the BcSNP and the Chilterns AONB Design guidance provide clear guidance on the design quality expected in this location and Buckinghamshire Council would need

to justify why such a bland and poorly designed development would be permitted within the AONB that fails to demonstrate any local significance.

As with our previous response if Buckinghamshire Council are minded to approve this application we request that it be referred to committee and again confirm we will provide a speaker to speak against it.

Consultation Responses

Environmental Services

Comment: No objection subject to condition to secure provision of EV charging points.

Conservation Officer

Comments:

The site sits next to Pankridge Farmhouse, a Grade II listed building (but not within its 25m buffer zone).

An established hedgerow and tree line sits along the road screening the site from view from the road. There is heavy tree screening between the site and Pankridge Farm and no views through.

The new proposal would maintain the hedgerow screening with limited removal to provide an access road resulting in minimal impact to the setting of the area. The heavy screening between the site and the listed building would not be impacted and the development would be screened. The site would echo the linear nature of the development in the village.

As such in heritage terms this proposal is satisfactory

Highways Officer (7.2.22)

Chinnor Road is a C-classified road subject to a speed restriction of 30mph, with parking and waiting restrictions present within the vicinity of the site in the form of single yellow lines on both sides of the carrieway. The road benefits from pedestrian footways.

This application proposes erection of 6(no) dwellings with associated hardstanding, and creation of a new access from Chinnor Road.

Access arrangements and local road network

When considering trip generation, I would expect each residential unit in this location to generate in the region of 6(no) vehicular movements (two-way) per day. Therefore, the 6(no) dwellings proposed would have the potential to generate approximately 36(no) daily vehicular movements (two-way). I am satisfied that these movements can be accommodated on the local highway network. However, the access arrangements will need to be assessed in order to determine its suitability to accommodate the vehicular movements anticipated.

Proposals include a single vehicular access into the site directly from Chinnor Road. In accordance with guidance contained within *Manual for Streets*, visibility splays of 2.4m x 43m are required in both directions commensurate with a speed limit of 30mph. Having reviewed the submitted plans, I am satisfied that sufficient visibility splays can be achieved within the publicly maintained highway and land owned by the applicant.

Furthermore, I am satisfied the access is sufficient to allow for safe simultaneous two-way vehicular movements. The Highway Authority will request that the access is constructed in accordance with the Buckinghamshire Council guide note "Commercial Vehicular Access Within the Public Highway", this can be secured by way of condition.

Parking provision and layout

In accordance with the *Buckinghamshire Countywide Parking Guidance* (BCPG) policy document, the proposed development is situated in Residential Zone C. Having assessed the internal floor plans of each dwelling, I note that plots 1 and 6 require 4(no) parking spaces each, and plots 2,3,4 and 5 require 2(no) parking spaces each.

In accordance with the BCPG policy document, parking space dimensions should measure 2.8m x 5m, whereas parking spaces within a garage should measure a minimum of 3m x 6m. Having assessed the plans, I am satisfied the garages and hardstanding provided for each dwelling is sufficient to provide the optimum level of parking required in this location, as well as sufficient manoeuvring space to enable vehicles to enter, turn and exit the site in a forward gear.

Additionally, I am satisfied that the level of hardstanding presented ensures emergency services vehicles would be able to enter, turn and exit the site in a forward gear.

Site sustainability

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 local highway network benefits from a pedestrian footway to the opposite side of the carriageway to the application site to allow safe travel for pedestrians. In addition, a basic level of local amenities including a place of worship, a public house, a shop and a school are located within 2km of the site, which is considered by the Institution of Highways and Transportation (IHT) Guidelines to be the maximum 'acceptable' walking distance for pedestrians without mobility impairments. Many of these amenities fall within the preferable 800 metres of the application site, a distance recommended within *Manual for Streets* as providing a "walkable neighbourhood".

As well as this, the development site is located within walking distance from bus stops on Chinnor Road, providing regular services to High Wycombe. High Wycombe forms Tier One of the Wycombe District Local Plan Settlement Strategy and Settlement Hierarchy, and is capable of providing amenities not available within Bledlow Ridge.

Conclusion

Mindful of the above, I do not have any objections to the proposed application subject to the following conditions:

Condition 1: No other part of the development shall be occupied until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with the Buckinghamshire Council guide note "Commercial Vehicular Access Within the Public Highway".

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

Condition 2: No other part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

Condition 3: The scheme for parking and manoeuvring 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.

Condition 4: Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Planning Authority in consultation with the Highway Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.

Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.

Suggest informatives regarding S184 agreement, mud on the highway, parking of site operative vehicles and disposal of surface water onto the highway.

Amended plans – comments 26.7.22

The Highway Authority has previously commented on this application proposal, dated 7th February 2022. The comments ultimately recommended conditions accordingly in the event that planning permission was to be granted. Amended plans have since been submitted so the Highway Authority will comment on this below.

After assessing the most recent submissions, I note changes have been made to the house design and amendments to the site layout.

Having assessed the development using the *Buckinghamshire Countywide Parking Guidance* policy document, I am still satisfied the garages and hardstanding provided for each dwelling is sufficient to provide the optimum level of parking required in this location, as well as sufficient manoeuvring space to enable vehicles to enter, turn and exit the site in a forward gear.

Furthermore, the level of hardstanding presented ensures emergency services vehicles would be able to enter, turn and exit the site in a forward gear.

In regard to the access arrangements, the location of the access remains the same as originally proposed which is satisfactory, as sufficient visibility splays can be achieved. However, upon further assessment of the site and local highway network, I note the lack of a pedestrian footway and crossing on the southern side of Chinnor Road which would make crossing for pedestrians difficult.

Therefore, I request a small section of footway, including a tactile crossing on Chinnor Road, should accompany one of the access radii in order to permit pedestrians to cross, in consideration of the lack of a footway on the southern side of Chinnor Road. Given that these works will be within the highway, they can form part of the condition relating to the Section 184 off-site access works application.

Mindful of the above, I do not have any objections to the proposed application subject to the following conditions:

Condition 1: No other part of the development shall be occupied until the new means of access, has been sited and laid out in accordance with the approved drawing and constructed in accordance with the Buckinghamshire Council guide note “Commercial Vehicular Access Within the Public Highway”. These works will also include the provision of a

short length of footway on the access radii and tactile crossing to connect the site access with existing pedestrian infrastructure on Chinnor Road.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

Condition 2: No other part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

Condition 3: The scheme for parking and manoeuvring 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.

Condition 4: Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Planning Authority in consultation with the Highway Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.

Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.

Same informatives suggested as previously.

LLFA (9.2.22)

Holding objection – further information required.

The following information is required in support of the application at this stage of the planning process. This list should be read in conjunction with the context of the LLFAs letter above where full explanations to the following points are provided:

- Site-specific infiltration rate testing (in accordance with BRE 365)
- Clarification on how the permeable paving connects to the wider drainage network
- Updated storage calculations with site specific infiltration rate
- Provide full information required for the Water Quality assessment
- Clarification on who will be responsible for the maintenance of the SuDs

Amended details

Comments 7.9.22

Holding objection due to insufficient information

The following information is required in support of the application at this stage of the planning process.

This list should be read in conjunction with the context of the LLFAs letter above where full explanations to the following points are provided:

- Demonstration that the proposed surface water drainage strategy follows the drainage hierarchy:
- Further infiltration rate testing (constant head test) within the chalk to determine if deep borehole soakaways are feasible
- Update SuDS Scheme Layout to be inclusive of storage volumes of all SuDS components along with dimensions and pipe details
- Clarification on how the permeable paving connects to the wider drainage network
- Clarification on who will be responsible for the maintenance of the SuDS

4.9.23

The following information is required in support of the application at this stage of the planning process.

This list should be read in conjunction with the context of the LFA's letter above where full explanations to the following points are provided:

- Provide clarification on why 7 borehole soakaways have been proposed and if the surface water drainage scheme can be achieved in a more simpler way
- Provide the ground investigations undertaken by Ashdown Site Investigation Ltd in June 2023
- Provide clarification on who will be responsible for the maintenance of the SuDS
- Maintenance schedule for the attenuation tank and borehole soakaways

6.12.23

The LFA requires further information prior to the determination of this application.

Surface Water Drainage

In previous correspondence, the LFA requested clarification on why 7 borehole soakaways have been proposed and if the surface water drainage scheme can be achieved in a simpler way. Email correspondence with the Consultant confirms that 7 borehole soakaways were proposed to simplify maintenance and access requirements as it was originally proposed for the owners of the dwellings to be responsible for the maintenance of the SuDS. However, it is stated that the applicant is committed to setting up a management company. If a management company is being set up, the LFA request the applicant to investigate the feasibility of attenuating surface water runoff from the roofs and hardstanding areas within the attenuation tank before discharging to the borehole soakaway located at the front of the dwellings.

Ground investigations

The In Situ Infiltration Testing Report shows that infiltration rate testing using the falling test methodology was undertaken within borehole 1 to depth of 20m. Testing was undertaken twice, where 1000 litres of water was discharged into the borehole. Water within the borehole drained to rapidly to calculate an infiltration rate using the method provided by guidance. Alternative calculations have been undertaken which provide a conservative estimate of infiltration rates. This demonstrates that infiltration at depth is feasible.

Maintenance

As forementioned a management company will be set up to undertake the maintenance of the SuDS. A maintenance schedule needs to be provided for the surface water drainage scheme. It must include what maintenance tasks will be completed, and how often the maintenance tasks will be completed. This can be resolved at the detailed design.

Additional Information

The following information is required in support of the application at this stage of the planning process. This list should be read in conjunction with the context of the LLFAs letter above where full explanations to the following points are provided:

- Investigate the feasibility of attenuating surface water runoff from the roofs and hardstanding areas within the attenuation tank before discharging to the borehole soakaway located at the front of the dwellings

Final comments – 24.1.24

Buckinghamshire Council as the Lead Local Flood Authority (LLFA) has reviewed the information provided in the following documents:

- Email correspondence with the Consultant (ET Planning)

The LLFA has no objection to the proposed development subject to the following planning condition listed below being placed on any planning approval.

Surface water drainage

In previous correspondence, the LLFA requested the applicant to investigate the feasibility of attenuating surface water runoff from the roofs and hardstanding areas within the attenuation tank before discharging to the borehole soakaway located at the front of the dwellings. Email correspondence with the Consultant confirms that it is not possible to achieve the necessary half drain time with a single attenuation tank and deep borehole soakaway.

Condition 1

Development shall not begin until a surface water drainage scheme for the site, based on Proposed Surface Water Drainage Layout (drawing no. 7559404, rev. P01, 19 August 2023, GeoSmart Information, In Situ Infiltration Testing Report (R15753, 28 June 2023, Ashdown Site Investigation Ltd), Plot 1 Calculations (75594 PLOT1 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd), Plot 2 Calculations (75594 PLOT2 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd), Plot 3 Calculations (75594 PLOT3 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd), Plot 4 Calculations (75594 PLOT4 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd), Plot 5 Calculations (75594 PLOT5 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd), Plot 6 Calculations (75594 PLOT6 C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd) and Access Road and Driveway Calculations (75594 ACCESS C1 CHINNOR, 15 August 2023, GeoSmart Information Ltd) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- SuDS components agreed in the Proposed Surface Water Drainage Layout (drawing no. 7559404, rev. P01, 19 August 2023, GeoSmart Information)
- Construction details of all SuDS and drainage components
- Details of how and when the full drainage system will be maintained, this should also include details of who will be responsible for the maintenance
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Policy DM39 of the Wycombe Local Plan and Paragraph 173 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Landscape Officer

Original Plans

LVIA:

Landscape Impact:

Landscape Character area 17.1.

The most relevant landscape guidelines from the character assessment are:

Ensure that new buildings and development is sensitively integrated into the landscape through careful siting.

Conserve and manage the network of dense hedgerows, and hedgerow trees.

Consider replanting hedgerows which have been lost.

The development largely follows these guidelines and is judged to have a neutral landscape impact, which I consider to be correct.

Visual impact:

View 1 (direct view from the corner)- Major adverse initially to negligible adverse in 15 years

View 2 (longer distance view of the corner)- Minor adverse initially to neutral in 15 years

View 3- (oblique view of the entrance) Minor adverse initially to neutral in 15 years

View 7- (direct view of the entrance) Moderate adverse initially to neutral in 15 years

All photos taken in summer when screening is at its most effective, there may be more visibility in the winter months.

General conclusions that biggest effects will be on the corner where the development is most visible due to lack of existing screening. Other impacts at the new entrance. Again I consider these to be correct.

The mitigation of these impacts are dependent upon the continuing presence of the existing frontage vegetation which is in some state of degeneration due to dead trees etc.

Landscape proposals should additionally include for new planting and a management/ maintenance regime to improve and sustain this boundary vegetation over the long term to ensure the impact is minimised over the long term. A condition to prohibit its removal should be considered. The proposals and maintenance regime should also state the proposed maintained heights of hedgerows for clarity – both existing and new. 2

Design of Dwellings:

Concern about the design of plots 1 & 6:

-the full height ground floor windows don't work well with the traditional form of the dwelling and impact its perceived proportions

-These also don't relate well to plots 2-5.

-The rear feels like a very large extension to the front.

-As 6 is the one dwelling that will be particularly visible on the corner at least in the short term. I question if this is this the right approach and how it adequately responds to the existing character. Also echo the comments of others that the siting of garages at the entrance is not ideal visually.

Ecology

Comments 10.5.22

The Ecological Impact Assessment (October 2021) contains a preliminary assessment of the site but it does not cover all of the surveying which might be expected.

The Ecological Impact Assessment (October 2021) includes details about biodiversity metric calculations, however the metric spreadsheet has not been submitted.

The calculations show that there would be a habitat area loss of 50.24% which equates to 1.04 units. It is also claimed that there would be a 113.43% (0.6unit) net gain in hedgerow habitat.

As policy requires a biodiversity net gain, the habitat loss is unacceptable.

The assessment also does not fully explain or justify the distinctiveness and condition assessments. Plans which are submitted need to be labelled and cross reference directly with the metric (when it is submitted). Assessments need to be linked more directly to the metric guidance and explain why scoring is achieved or failed. This is needed to show justification for assessments and so that it can be properly understood and corroborated.

The hedgerow to the front of the site is correctly identified as a priority habitat, but limited further assessment is given. The importance of the hedgerow as potential habitat for hedgehogs, reptiles and for amphibians and as an important movement corridor which will be severed by the development has not been properly considered.

As part of the site is within the Red, and part within the Amber area of the GCN Impact Risk Zone, I have asked the Newt officer to review the application.

From reviewing the site photos it seems possible that reptiles could be found on the site and this potential is supported by the fact that Reasonable Avoidance Measures are suggested.

The recommendations included in the Ecological Impact Assessment are purely recommendations and it has not been shown how those recommendations would be delivered in practice.

As the proposals result in a net loss in biodiversity, which is in conflict with planning policy, it seems that the mitigation hierarchy has not been followed, as part of the consideration of the design, layout, and capacity consideration for the site.

The site needs to deliver biodiversity net gain and it seems likely that this will require a reconsideration of the design, layout, and capacity of the site. There is currently no scheme set up at Buckinghamshire Council to allow for offsetting payments to be made to the council. Therefore if it were considered acceptable to have a net loss on the site (this has not been justified) then an alternative offset provider would need to be sought.

The biodiversity metric spreadsheet needs to be submitted. Assessment of biodiversity net gain or loss needs to be properly justified with reference to the Defra guidance, properly cross referenced plans or the baseline and post development, photographs to support the assessment.

Surveying for reptiles needs to be undertaken.

Surveying of the hedgerow needs to be undertaken and submitted.

Comments from the Newt Officer will need to be taken into account.

Comments on additional information - 8.12.22

DOCUMENT REFERENCE

Ecological Impact Assessment (July 2022)

Biodiversity Impact Assessment Images of calculator

Biodiversity Impact Calculation Spreadsheet

BMERC records search

The Defra metric spreadsheet has now been submitted and so have condition assessments and justifications. A reptile survey was undertaken during June/July 2022. No reptiles were found during the survey.

The metric shows that there will be a biodiversity net loss in habitat of 1.4 units (62.98%). There would be a net gain in hedgerows of 0.84 hedgerow units (131.81%). It is important to note that the requirement is to get a net gain in all units relevant to the site. A gain in hedgerow units does not compensate for a loss in habitat area units.

There is a requirement in policy DM34 for a 'measurable' biodiversity net gain. To calculate a suitable net gain for the site it is necessary to understand the baseline habitat value, in this instance it is 2.2257 habitat area units. In the future there will be a legal requirement for a 10% net gain. 10% of the baseline would be 0.2257 habitat area units, so if a biodiversity net gain of 10% were to be achieved, there would be a need for 1.6257 (the report suggests 1.6243 in paragraph 6.2.4) habitat area units to be provided through offsetting.

Section 6 makes recommendations for the development including protection, mitigation and enhancement measures. In most instances these measures are appropriate.

In paragraph 6.2.4 of the Ecological Impact Assessment (July 2022) it is suggested that the offsetting requirement could be dealt with through the Environment Bank, who could provide an off set for the site within the Milton Keynes Council area. This scenario is not currently acceptable from a Buckinghamshire Council perspective as we require offsetting to occur within the Buckinghamshire Council area.

6.2.2 Suggests hedgerow planting species and 6.2.3 suggests that landscaping will be designed to maximise wildlife value.

Integrated bat tubes and bird boxes on each house are show in appendix 5.

I consider that the mitigation hierarchy has been followed fairly well with regards to the proposals as only a very small area of hedgerow will be removed for access.

The Newt Officer has now provided comments for this application, her comments have been passed on separately. She is not raising an objection to the application but is suggesting a condition.

Requirement for s106 to secure 1.625 area habitat units through offsetting with in the Buckinghamshire Council area. It will also need to secure offsite monitoring fee of £2000.

Conditions will be required to secure protection and mitigation measures in a CEMP, enhancement measures and landscaping in an EDS (bat and bird boxes are already identified in appendix 5) and long term management in a LEMP and details of lighting design for ecology.

Suggested conditions

Construction Environmental Management Plans (Biodiversity)

No development shall take place (including ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be informed by section 6 of the submitted Ecological Impact Assessment and include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.

- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that development is undertaken in a manner which ensures important wildlife is not adversely impacted.

Landscaping plan with ecological enhancements

A fully detailed landscaping scheme for the site which includes details of ecological compensation and enhancement and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The details will ensure that habitats and hedgerows required for the onsite biodiversity units identified in the submitted metric will be delivered. Details will also be included for other ecological elements identified in the submitted Ecological Impact Assessment, including

- o Hedgerow planting and enhancement as mentioned in 6.2.2,
- o Landscape planting as mentioned in 6.2.3,
- o holes for hedgehogs as mentioned in para 6.3.4,
- o bat and bird boxes as mentioned in para 6.3.2.2 and identified in appendix 5.

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

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping and to ensure that there is a net gain in biodiversity.

Landscape and ecological management plans (LEMPs)

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the of the development. The content of the LEMP shall include the following.

- i) Description and evaluation of features to be managed.
- ii) Ecological trends and constraints on site that might influence management.
- iii) Aims and objectives of management.
- iv) Appropriate management options for achieving aims and objectives.
- v) Prescriptions for management actions.
- vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- vii) Details of the body or organisation responsible for implementation of the plan.
- viii) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure appropriate protection and enhancement of biodiversity, to make appropriate provision for natural habitat within the approved development and to provide a reliable process for implementation and aftercare.

Lighting design strategy for light-sensitive biodiversity

Prior to occupation, a "lighting design strategy for biodiversity" for shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) and detail how timing of lighting will be controlled, so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
- c) ensure that lighting shall have a colour temperature of less than 3000 Kelvin.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: Many species active at night are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established movement corridors or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. Limiting negative impacts of light pollution is also in line with paragraph 185 of the NPPF.

Newt Officer

No Objection subject to condition regarding the provision of a precautionary working statement in the form of Reasonable Avoidance Measures (RAMs)/Non-Licensed Method Statement (NLMS) strategy documents.

The development falls within the red impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the red impact zone, there is suitable habitat and a high likelihood of great crested newt presence.

There are 4 ponds within 500m of the development site. These ponds are situated within 250m to the east of the site. There is indirect connectivity between the development and surrounding features in the landscape.

The applicant has provided an ecological report, [Ecological Impact Assessment, Land at Tudor Stud Farm, Chinnor Road, Bledlow Ridge, Windrush Ecology, July 2022].

The applicant has not surveyed the ponds within 500m of the site, so the status of these ponds is currently unknown. Should GCN be present in these nearby ponds they may well use the site during their terrestrial dispersal phase.

Whilst short grassland and amenity grassland is often less appealing to newts and would provide limited routes for dispersal should GCN be present, it is important to note that "sheep, horse and cattle grazed pasture are all used by great crested newts. Very short pasture is easily traversed by newts, and provides night-time foraging, but little in the way of shelter" (Froglife, 2001).

The development is also next to suitable habitat which great crested newts may disperse across the site and surrounding hedgerows to get to if they are present in the nearby ponds. Therefore, works should be carried out in accordance with the provided precautionary working method statement.

Condition: The development shall be implemented in accordance with the agreed mitigation (Ecological Impact Assessment, Windrush Ecology, July 2022 [Section; 6.3.1]). Any variation to the agreed plan shall be agreed in writing with the local planning authority before such change is made. The condition will be considered discharged following; a written statement from the ecologist acting for the developer testifying to the plan having been implemented correctly.

Suggest informative regarding relevant legislation to Great Crested Newts.

Representations

Amenity Societies/Residents Associations

Chiltern Society

Object as the proposal does not meet the objectives of the Chilterns Building Design Guide and BCSNP in certain design aspects, namely the use of black stained timber panels, window design, insufficient bin storage provision and inadequate space for visitor parking.

Other Representations

10 comments have been received objecting to the proposal:

- Impact on Green Belt
- Adverse impact on AONB
- No mention of inclusion of renewables in the application
- Concern over suitability of access
- Traffic generation
- Access unsuitable for refuse collection vehicle so potential for bins to be left along the road on collection day
- Inappropriate design
- Potential impact on setting of nearby listed buildings
- Potential adverse impact on wildlife
- Scale of buildings not clear from drawings
- Large amounts of glazing may result in loss of privacy to neighbouring properties
- Should consider brick and flint instead of boarding
- Proposed houses too tall in relation to the scale of surrounding properties
- Additional hedge planting along the boundary of plot 1 should be incorporated to protect wildlife
- Soakaway for plot 1 will be too close to the outbuilding at Pankridge Farm
- Should consider bungalows and cottages for people downsizing
- Incorporating trees into the garden of the existing house could make them vulnerable to felling
- Question the need for additional housing
- Proposals do not meet the design requirements of the Neighbourhood Plan
- Modern design approach is not appropriate in this location
- The amount of dark stained timber proposed is too great and not consistent with the character of the area
- Concerned over highway safety and suggest the provision of a footway along the site frontage
- Disappointed a field used for agriculture in the AONB could be used for housing
- No street lighting is proposed and this should be maintained in perpetuity
- Insufficient parking proposed

- Suggest the access could spur off the access to Tudor Stud instead of the main road
- Concern the site has poor pedestrian links to facilities in the village
- Query whether there is capacity at the village school for additional children associated with the development.
- Hedges should be retained or replaced with native species planting typical to Buckinghamshire.
- Concern over capacity of the local highway network, particularly at junctions.
- Potential light pollution from car headlights, particularly to properties opposite.
- Set back from the road is not characteristic of this side of the road – they are closer than existing properties
- Concerned that the proposed surface water drainage may not be adequate
- Eyesore which will ruin the village
- Suggest there has not been sufficient publicity for the application
- Not clear where construction vehicles will park
- Potential for noise and disturbance during construction

Amended plans

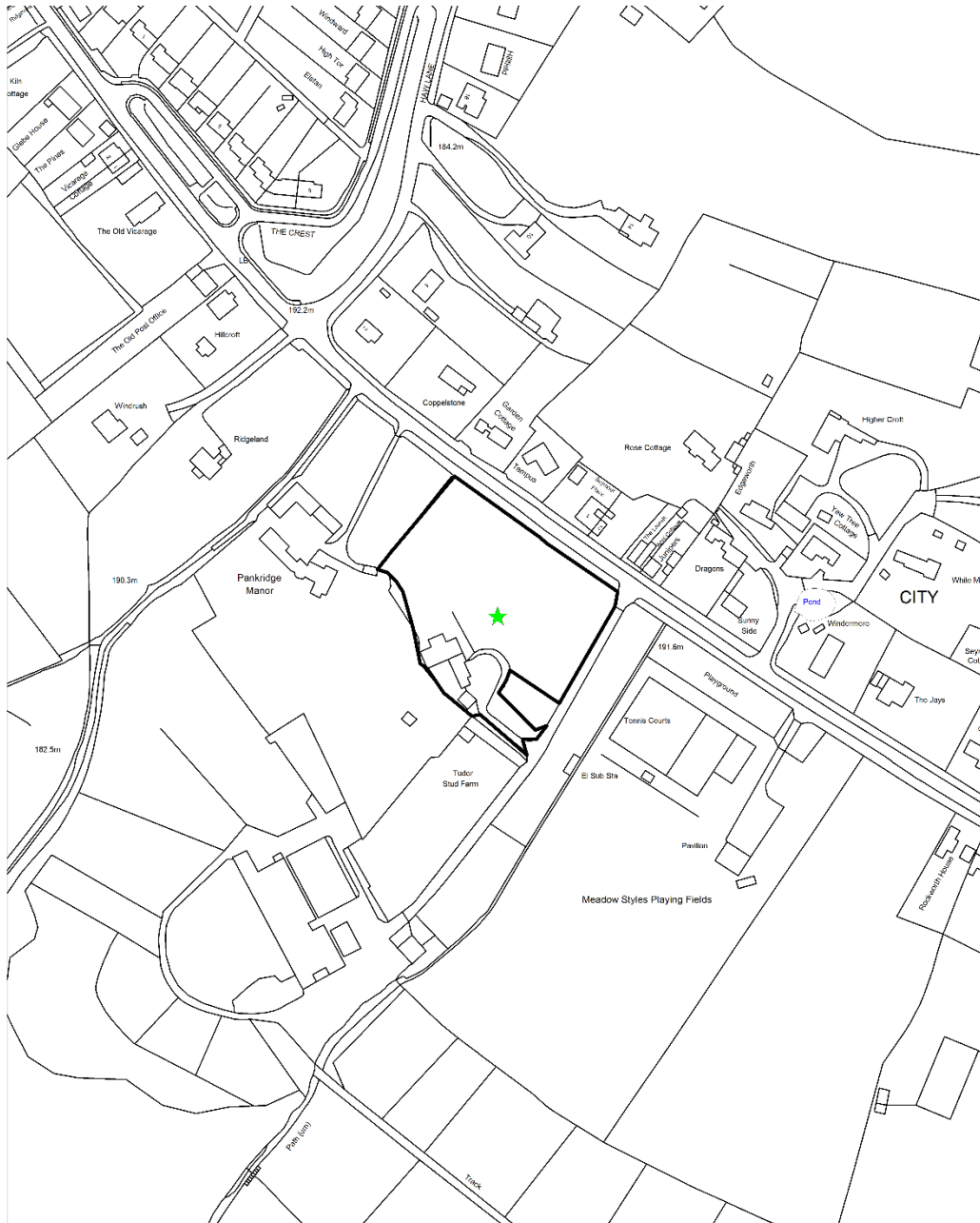
11 comments have been received objecting to the proposal:

- Original objection to building on a green field site remains
- Amendments do not address original objections in relation to design
- Overdevelopment
- Outside building line
- Does not have regard to local design and materials
- Impact on wildlife
- No visitor parking shown
- Highway safety concerns
- Buildings too high
- Insufficient planting proposed
- Plots 1 and 6 excessive in size
- No consideration given to ecology on site
- No shortage of housing in the area
- Nearly every house on the south side of Chinnor Road has a paddock and developing this site will set a precedent.
- Should use the existing access to Tudor Stud
- Red brick houses not in the building line
- Original comments still stand
- Surface water run-off could impact the pond at The City on the opposite side of the road
- Too many houses for such a small plot
- Not enough screening
- Permeable paving and water butts not sufficient to deal with surface water
- Poor design
- Windows poorly proportioned
- Houses too tall
- Design too plain and lacks interest

APPENDIX B: Site Location Plan

This page is intentionally left blank

21/08708/FUL
Scale 1/2500



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

This page is intentionally left blank



Report to West Area Planning Committee

Application Number:	23/07488/FUL
Proposal:	Householder application for garage conversion and driveway extension (retrospective)
Site Location:	34 Saunderton Vale Saunderton Buckinghamshire HP14 4LJ
Applicant:	Mr Carl Etholen
Case Officer:	Rebekah Mehmi
Ward(s) affected:	Ridgeway West
Parish-Town Council:	Bledlow Cum Saunderton Parish Council
Date valid application received:	4th October 2023
Statutory determination date:	29th November 2023
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks planning permission for a garage conversion and driveway extension (retrospective).
- 1.2 The applicant is a Councillor of Buckinghamshire Council and as such, the proposal falls to be considered by the Planning Committee.
- 1.3 The development is considered to be in keeping with the character of the area and does not harmfully impact upon highway safety, nor does it increase the risk of flooding within the area.
- 1.4 The development complies with the relevant Development Plan Policies and is therefore recommended for approval.

2.0 Description of Proposed Development

- 2.1 The application seeks planning permission for a garage conversion and driveway extension. It is noted that the proposal has been fully retrospective since December 2017.
- 2.2 The garage has had internal alterations carried out to convert it into an external store room and dining room. The garage conversion does not include any external alterations. The property previously had a tarmacked hardstanding area for parking

along with a front garden which has been replaced with a block paved driveway that has a metal drainage channel.

2.3 The application is accompanied by:

- a) Site Location and Block Plan
- b) Original Plans and Elevations
- c) Current Plans and Elevations
- d) Ecology and Trees Checklist

2.4 In addition to these documents, the agent has provided a letter in response to the Parish Council's comments to alleviate any concerns regarding drainage within the driveway.

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
92/05459/FUL	CONSTRUCTION OF ESTATE ROAD, ERECTION OF 57 DWELLINGS AND ASSOCIATED AMENITY AREAS	PER	14 March 1994
94/05700/FUL	CONSTRUCTION OF ESTATE ROAD, ERECTION OF 57 DWELLINGS AND ASSOCIATED AMENITY AREAS	PER	7 October 1994

3.1 It is noted that permitted development rights were removed via conditions 7 (garages and car parking) and 12 (PD removed) under the original permission 94/05700/FUL for the dwelling. Therefore, as the development is in breach of these conditions, planning permission has been applied for to regularise the development and to avoid the need for enforcement action at the property.

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)

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

BCSNP: Policy 1 (Spatial Plan for the Parish), Policy 2 (Development within Settlements), Policy 7 (Sustainable Development in the Green Belt)

4.1 The application site is located within an existing residential area and is located within the South Saunderton Settlement Boundary. It is also noted that the application site is located within the Green Belt and the Chilterns AONB. The development relates to a garage conversion and driveway extension which is fully retrospective.

4.2 The garage has been converted to an external store room and dining room which is in keeping with the residential use of the property. Furthermore, the driveway extension allows for the creation of additional parking to serve the dwelling. The development is

also considered to be appropriate development within the Green Belt and Chilterns AONB. Overall, the principle and location of development is considered to be acceptable.

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)

DSA: DM2 (Transport requirements of development sites)

- 4.3 The application site is located within Residential Zone C of the Buckinghamshire Countywide Parking Guidance. The original garage falls short of the optimum parking dimensions for a garage, as set out in the Buckinghamshire parking standards and thus could not necessarily be relied upon to contribute to the parking provision for the property.
- 4.4 Furthermore, the driveway extension allowed for the creation of an additional parking space to the front of the property. The resultant hardstanding to front is able to sufficiently accommodate 2 parking spaces of adequate dimensions and therefore does not result in the displacement of parking onto the highway network. A condition will be imposed to retain this scheme of parking at the site. Overall, parking needs at the property are sufficiently met by the resultant hardstanding to the front of the property.

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)

Housing intensification SPD

BCSNP: Policy 2 (Development within Settlements), Policy 4 (Design Management in Bledlow Village and Pitch Green), Policy 5 (Design Management in Bledlow Ridge), Policy 6 (Design Management in the Parish), Policy 7 (Sustainable Development in the Green Belt), Policy 10 (Environment)

- 4.5 The application site is located within the Green Belt and the Chilterns AONB. The garage conversion did not include any external alterations as the external garage door remains intact to the front of the property.
- 4.6 There is a mix of tarmac and block paved driveways present within Saunderton Vale. It is noted that the host property has a shared driveway with no.34 Saunderton Vale which also has the same block paving and drainage channel installed. Therefore, the block paved driveway at the host property is in keeping with the immediate area.
- 4.7 The development is also considered to be appropriate development within the Green Belt and the Chilterns AONB. Overall, the development is considered to be in keeping with the character and appearance of the area.

Flooding and drainage

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

- 4.8 The application site is located within Flood Zone 1 and is not located within a Critical Drainage Area. The site is also not located within an area at risk of surface water flooding.

- 4.9 It is noted that the host property has a shared driveway with no.34 which has the same block paving and drainage channel installed. A block paved driveway has permeable gaps which is able to drain surface water better compared to the previously impermeable tarmacked driveway.
- 4.10 The drainage channel within the host property's driveway is adequate in condition and is able to sufficiently drain surface water from the site. Overall, the development does not increase the risk of flooding within the area.

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)

DSA: DM11 (Green networks and infrastructure), DM15 (Protection and enhancement of river and stream corridors)

- 4.11 Policy DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development. No assessment has been provided with this proposal so it falls to the Local Planning Authority to consider what would be proportionate for the development proposed.
- 4.12 In this case, the driveway extension has resulted in the loss of the front garden including any planting/shrubs. All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. Therefore, a condition would need to be imposed on any permission requiring two bird boxes, bat boxes or bug hotels of a combination of these to be included in the development within the curtilage of the site.

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 development would accord with the relevant policies in the of the development plan policies.
- 5.4 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, the works are not of a strategic nature and this proposal would not disadvantage any sector of society to a harmful extent.

5.5 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact on the proposed development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.

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 applicant/agents of any issues that may arise in the processing of their application.

6.3 In this instance:

- The applicant/agent were provided with the opportunity to clarify any concerns raised during consultee comments.
- The application was considered to be acceptable and was subsequently recommended for approval.
- 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 It is recommended the application be **GRANTED** subject to conditions:-

- 1 The development hereby permitted shall be retained in accordance with the details contained in the planning application hereby approved and plan numbers W2129-10, W2129-11; 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.
- 2 The scheme for parking hereby permitted shall be retained in accordance with the details shown on the approved plans 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.
- 3 All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposal. In order to increase biodiversity opportunities, either two bird boxes, bat boxes or bug hotels of a combination of two of these shall be installed within the site curtilage of the development hereby permitted in a location suitable for their use and thereafter retained for the lifetime of the development.
Reason: To comply with the requirements of policy DM34.

Informative

- 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 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 were provided with the opportunity to clarify any concerns raised during consultee comments. The application was considered to be acceptable and was subsequently recommended for approval. The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

No comments received at the time of drafting the report.

Parish/Town Council Comments

Bledlow Cum Saunderton Parish Council

Concerns raised that the block paving may not comply with the current drainage regulations and that the gully in place appears to be in a poor state of repair.

Consultation Responses

Highways Authority

The internal dimensions of the original garage would have fallen short of the current standard size for a garage space (i.e. 3m x 6m). As such, the existing garage is more likely to be used for storage and cannot be relied upon to contribute to the on-site parking provision.

The hardstanding area is able to sufficiently accommodate 2(no) parking spaces of adequate dimensions. Therefore, the development does not result in additional parking displacement.

Condition to secure parking recommended.

Representations

No comments received at the time of drafting the report.

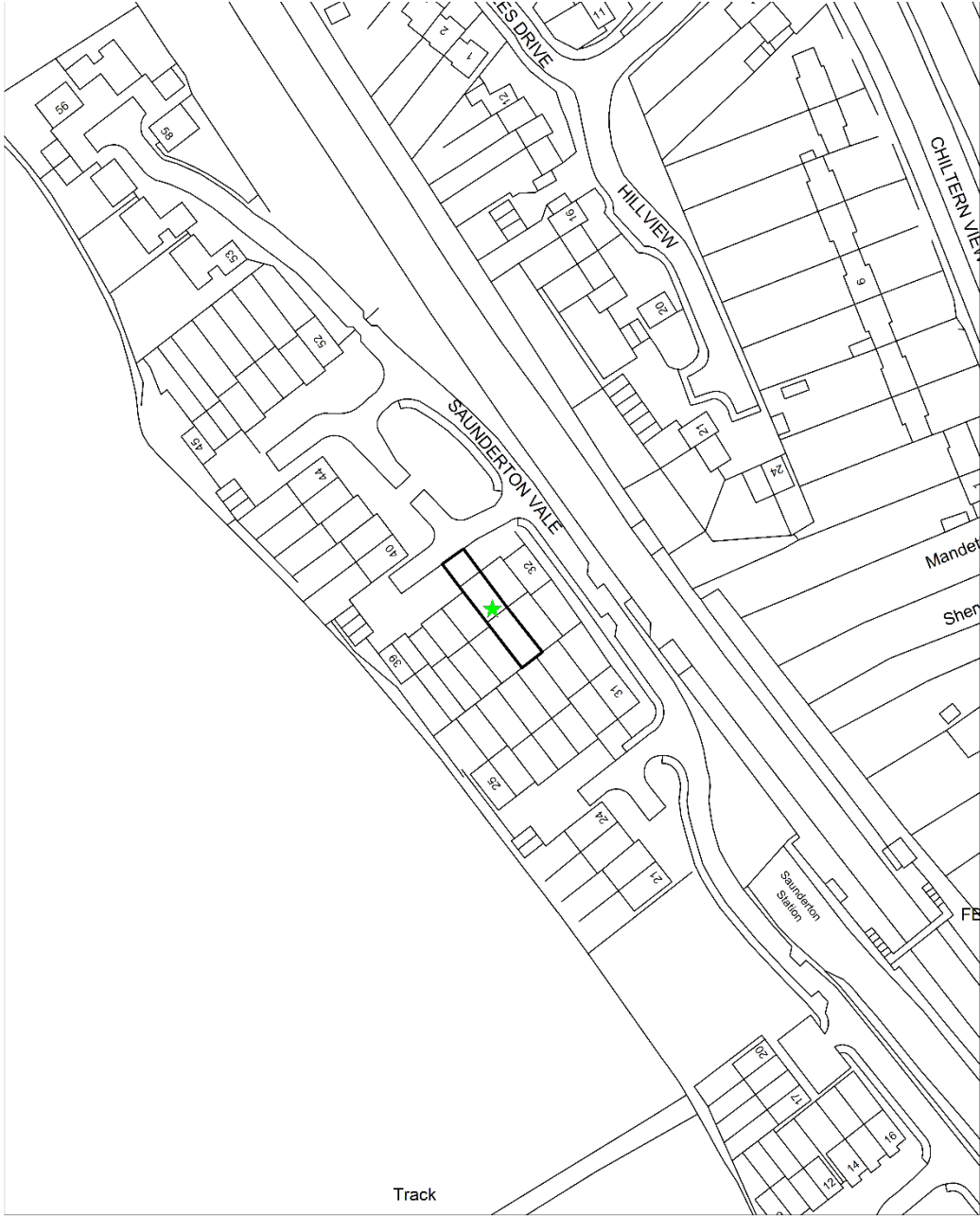
APPENDIX B: Site Location Plan



EXISTING LOCATION PLAN - 1:1250

APPENDIX B: Site Location Plan

23/07488/FUL
Scale 1/1250



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

This page is intentionally left blank



Report to West Area Planning Committee

Application Number:	23/07761/VCDN
Proposal:	Variation of condition 2 (plan numbers) attached to 23/06696/VCDN (Demolition of existing dwelling and erection of replacement dwelling with parking and amenity space) to allow for substitution of drawings
Site Location:	Silver Birches Hawks Hill Bourne End Buckinghamshire SL8 5JQ
Applicant:	Mr and Mrs J and P Drayton
Case Officer:	Shama Hafiz
Ward(s) affected:	The Wooburns, Bourne End & Hedsor
Parish-Town Council:	Wooburn And Bourne End Parish Council
Date valid application received:	6th November 2023
Statutory determination date:	1st January 2024
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application is made under S73 of the Town and Country Planning Act 1990 (as amended) Act for a variation of condition 2 (plan numbers) attached to pp 23/06696/VCDN Variation of condition 2 (plan numbers) attached to 21/08547/VCDN (Demolition of existing dwelling and erection of replacement dwelling with parking and amenity space) to allow for substitution of drawings.
- 1.2 The principle of erecting a replacement dwelling has been established under the previous planning permission under ref: 21/06577/FUL in September 2021.
- 1.3 This proposal would have no adverse effect upon the amenities of adjacent residents or the character of the surrounding area.
- 1.4 This application has been referred to the Planning Committee, as the applicant is Councillor Penelope Drayton, Ward Councillor for The Wooburns, Bourne End and Hedsor.

2.0 Description of Proposed Development

- 2.1 This application is made under section 73 to vary the condition specifying the approved plans attached to planning permission 23/06696/VCDN. Planning permission as part of this variation application was granted on 19th October 2023 for the demolition of existing dwelling and erection of replacement dwelling with parking and amenity space and variation to allow for alterations to approved design.
- 2.2 This current variation of condition application seeks to vary planning permission ref: 23/06696/VCDN as follows:
- Provision of roof mounted solar panels; and
 - Removal of window opening in ground floor south elevation (to the family/games room)
- 2.3 The applicant/agent has advised that the proposed amendments would (a) contribute to the delivery of a sustainable and efficient form of development and (b) ensure improvements to the useability of the family/games room.
- 2.4 For the purposes of clarification, it should be noted that the coloured marked lines on the floorplan layout on drawing ref. 001 REV B denote as follows:
- Red is where fire-rated plaster board is required;
 - Blue is water proofing/tanking
 - Green is sound proofing
- 2.5 This application is made under Section 73 of the Planning Act. Although often referred to as an application to vary or remove a condition an application under this section of the Act actually has no effect on the original permission it is not an amendment to the earlier permission. It is a separate freestanding permission that the applicant is entitled to implement or ignore. This application must therefore be capable of being implemented in its own right and therefore all appropriate conditions and obligations must be imposed.
- 2.6 The merits of the condition(s) must be assessed against an up to date development plan. As any permission granted would in effect be a free standing planning permission all conditions to which the planning permission should adhere must be reattached. Section 73 of the Town and Country Planning Act 1990 (as amended) states:
- “Determination of applications to develop land without compliance with conditions previously attached.
- (1) This section applies, subject to subsection (4), to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.
- (2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and:
- a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

- b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

2.7 The application is accompanied by:

- a) Covering Letter

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
21/05002/FUL	Demolition of existing dwelling and construction of replacement dwelling with retaining wall, alterations to existing driveway and turning point	WDN	11 February 2021
21/06577/FUL	Demolition of existing dwelling and erection of replacement dwelling with parking and amenity space	PER	13 October 2021
21/08547/VCDN	Variation of condition 2 (plan numbers) attached to pp 21/06577/FUL (Demolition of existing dwelling and erection of replacement dwelling with parking and amenity space) to allow for alterations to approved design	PER	9 June 2022
22/07065/ADRC	Application for approval of details subject to Condition 8 (Ecology) of planning ref: 21/08547/VCDN	PECOND	13 June 2023
23/06696/VCDN	Variation of condition 2 (plan numbers) attached to 21/08547/VCDN (Demolition of existing dwelling and erection of replacement dwelling with parking and amenity space) to allow for substitution of drawings	PER	19 October 2023

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)

DSA: DM1 (Presumption in favour of sustainable development)

- 4.1 The principle of this development has been assessed under the original approved application Ref: 21/06577/FUL. Therefore, it is only the changes that need to be assessed. The proposal does not have any implications in terms of affordable housing, ecology/biodiversity, the environment, flooding or building sustainability.
- 4.2 The only matters for consideration include a) the impact of this development on the character and appearance of the surrounding area and b) the impact of this development on the amenities of adjacent residents.

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)

DSA: DM2 (Transport requirements of development sites)

- 4.3 The Highway Authority was duly consulted as part of the application and has confirmed that the amendments sought would not materially alter the impacts of this proposed development on the highway network when compared to the development approved under planning permission 23/06696/VCDN. The access arrangements proposed under the original planning permission remain the same, and the Highway Authority is satisfied that the development features the optimum level of parking for each dwelling in accordance with the Buckinghamshire Countywide Parking Guidance policy document. Mindful of the above, the Highway Authority have no objections to the variation of Condition 2 (plan numbers) attached to planning permission 23/06696/VCDN.

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), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

DSA: DM11 (Green networks and infrastructure), Housing intensification SPD, Householder Planning and Design Guide SPD.

- 4.4 The application contains an array of roof mounted solar panels which would be arranged in three equal linear rows on either side of the roof over the flank wings and two shorter rows within the central infill roof.
- 4.5 The works are considered to be appropriate and therefore not extensive in nature which would result in no change to the existing built footprint, and would make minimal change to the overall appearance and form of the approved building.
- 4.6 The roof mounted solar panels would not be readily visible from Hawks Hill. Though the solar panels would project above the top of the roof, this would not be at any significant level, and thus would not appear overly prominent.
- 4.7 The removal of a window opening to serve the family/games room within the ground floor south elevation is considered to be in keeping with the style of the approved

development and would not detract from the character and appearance of the host dwelling.

- 4.8 With regard the character of the surrounding area, the proposed alterations would have no adverse effect.

Amenity of existing and future residents

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

Housing intensification SPD

- 4.9 Having regard to the changes previously approved under the last variation of condition application, it is considered that the scheme now proposed would have no adverse effect upon the privacy or any other amenity enjoyed by neighbouring residents.
- 4.10 The Council's Environmental Health section was consulted on the proposals and had no objections to the application.

Infrastructure and Developer Contributions

- 4.11 The development is a type of development where CIL would be chargeable.

Consideration of Previously Imposed Conditions

- 4.12 Condition 1 – Time Limit: A new time limit condition specifying development to be begun by 13.10.2024 is appropriate – a S73 application cannot extend the time period for implementation beyond that of the original permission.
- 4.13 Condition 2 – Plans – a new condition is required
- 4.14 Condition 3 – Surfacing materials – to be re-imposed
- 4.15 Condition 4 – Building materials – to be re-imposed
- 4.16 Condition 5 – Surface water Drainage – to be re-imposed
- 4.17 Condition 6 – Electric car charging points – to be re-imposed
- 4.18 Condition 7 – Water Efficiency – to be re-imposed
- 4.19 Condition 8 – Ecology – to be re-imposed
- 4.20 Condition 9 – Levels – to be re-imposed
- 4.21 Condition 10 – Removal of permitted development rights – to be re-imposed
- 4.22 Informative 1 – Working with the applicant/agent – to be varied to reflect current application.

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.
- 5.4 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 any sector of society to a harmful extent.
- 5.5 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of the development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.

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 application was acceptable as submitted and no further assistance was required. The applicant/agent was updated throughout the process and the application was referred to the Planning Committee with a recommendation for approval.

7.0 Recommendation

- 7.1 It is recommended that this application be **GRANTED**, subject to the following conditions and reasons:
 - 1 The development hereby permitted shall be begun before the expiration of 13th October 2024.
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 001 REV B; 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 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.
 - 4 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.
 - 5 The development hereby approved shall store all additional run-off within the site and either re-use it or release it into the ground through infiltration. Where the additional run-off 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 in writing 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.
 - 6 Prior to the occupation of the development hereby permitted, 1 electric vehicle 32 amp charging point must be installed. Thereafter the electric vehicle charging points must be maintained in full working order for the lifetime of the development
Reason: To assist in the reduction of air pollution from vehicular traffic by facilitating the use of electric vehicles to reduce the negative impact on the health of residents living within the Air Quality Management Area and to meet the requirements of Policies CP12 and DM33 in the adopted Wycombe District Local Plan (2019).
 - 7 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.
 - 8 Notwithstanding any indication of details which may have been given in the application, the ecological mitigation, compensation and enhancement, scheme for the development shall be undertaken and established within the site as agreed and discharged under 22/07065/ADRC as per the schedule/details provided. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To ensure that the development safeguards protected wildlife and achieves a net gain in biodiversity. Approval is required prior to commencement because if works start, this could prejudice the ability to achieve the required enhancements.
- The levels of the development hereby permitted, shall adhere to the following:
- a) That the finished floor level of the dwelling hereby permitted shall be 37.21 AoD(N)

- b) Prior to the commencement of development, details of any changes to the existing ground levels from those shown on the Topographic Plan 01A (Groundsurveys Ltd dated December 2014), together with any retaining walls, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved details.

Reason: To reduce the impact of the development upon the character and appearance of the area.

- 10 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, D and 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

- 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 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 application was acceptable as submitted and no further assistance was required. The applicant/agent was updated throughout the process and the application was referred to the Planning Committee with a recommendation for approval.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received

Parish/Town Council Comments

Wooburn and Bourne End Parish Council

Comments: No objection

Consultation Responses

Environmental Health

Comments: As per prior consultation, No objection at this this time.

Highway Authority

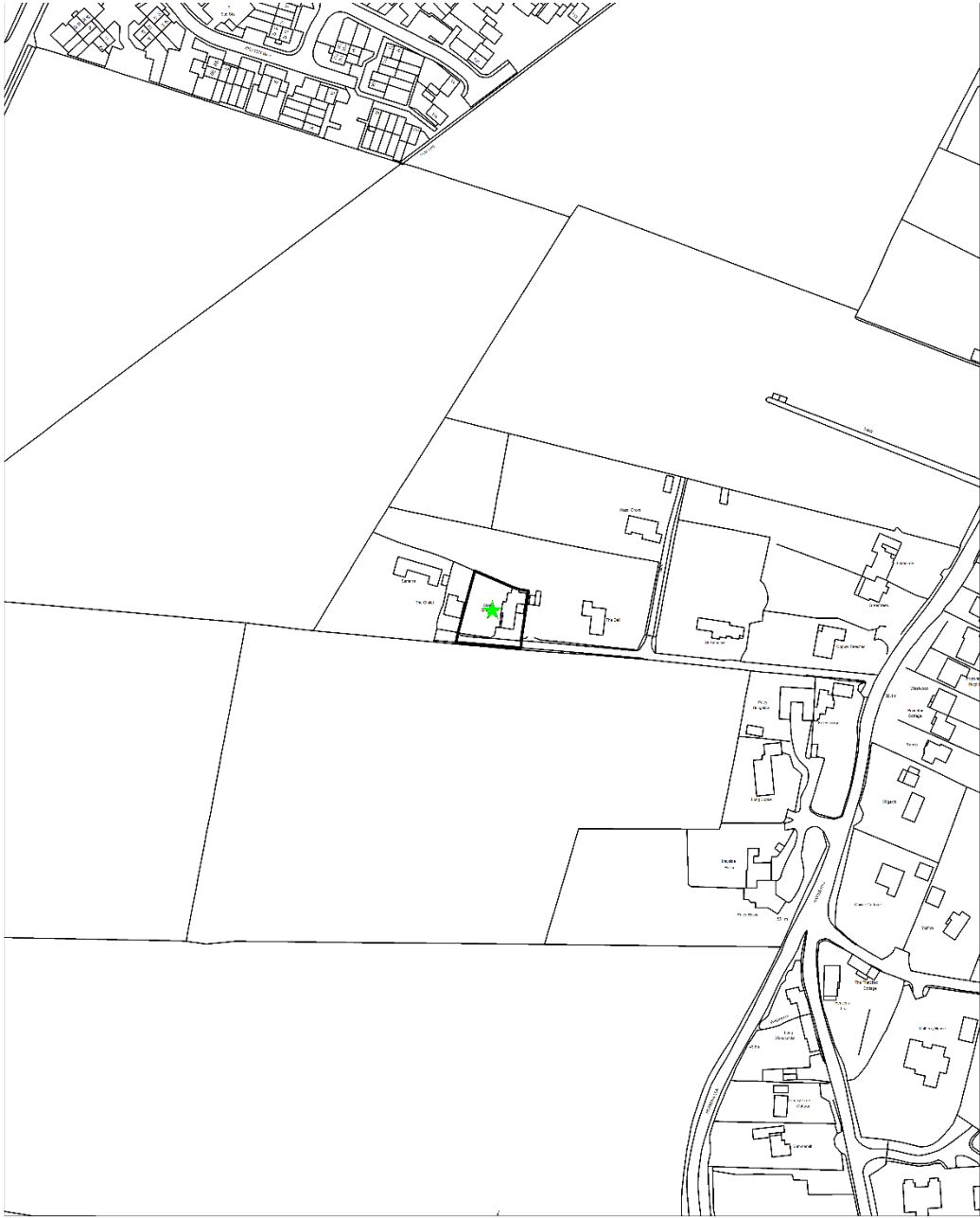
Comments: Having reviewed the submitted information, I believe that the amendments sought would not materially alter the impacts of this proposed development on the highway network when compared to the development approved under planning permission 23/06696/VCDN. The access arrangements proposed under the original planning permission remain the same, and I am satisfied that the development features the optimum level of parking for each dwelling in accordance with the Buckinghamshire Countywide Parking Guidance policy document. Mindful of the above, I have no objections to the variation of Condition 2 (plan numbers) attached to planning permission 23/06696/VCDN.

Representations

None received

APPENDIX B: Site Location Plan

23/07761/VCDN
Scale 1/2500



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



Report to West Area Planning Committee

Application Number:	23/07806/R9FUL
Proposal:	Installation of a new shopfront
Site Location:	22 Queens Square High Wycombe Buckinghamshire HP11 2DF
Applicant:	Buckinghamshire Council
Case Officer:	Chris Lamb
Ward(s) affected:	Abbey
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	9th November 2023
EOT determination date:	8th February 2024
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Planning permission is sought for the installation of a new shopfront to no. 22 Queens Square, High Wycombe.
- 1.2 The application has been made on behalf of Buckinghamshire Council and has therefore, for reasons of transparency, been called to committee for determination.
- 1.3 It is considered that the application will serve to enhance the function and visual appearance of the existing property, and positively contribute to the improvement of the street scene. The proposal is considered to be acceptable in heritage terms and there are no further concerns with the application.
- 1.4 The application is recommended for approval.

2.0 Description of Proposed Development

- 2.1 The application relates to no. 22 Queens Square, a three-storey unlisted property located within the High Wycombe town centre and associated High Wycombe Town Centre Conservation Area. The building, which dates from the 1950's, occupies a corner site with two street elevations, one facing north onto Church Street and the other facing west onto Queens Square.
- 2.2 The application seeks to replace the existing façade of the ground floor retail unit, which appears as tired and unattractive, with a design more in keeping with the

surrounding historic shop fronts and traditional vernacular of the town centre and Conservation Area.

- 2.3 Principally, the proposal would include the removal of the existing external roller shutters and plate glass windows, and the installation of a more traditional-style shop front, including timber panelling and profiling, and glazed picture windows.
- 2.4 The application also proposes to reposition the entrance to the retail unit, in effect 'squaring off' the existing west elevation, enlarging the existing internal floor space.
- 2.5 In anticipation for future shop signage, the application additionally proposes the installation of three LED downlighter fittings, to allow for any said signage to be externally illuminated.
- 2.6 There would be no changes to the first and second floors, which are occupied as residential flats.
- 2.7 The application is accompanied by:
 - a) Design and Access Statement
 - b) Heritage Statement

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
94/05607/FUL	CONSTRUCTION OF NEW SHOPFRONT	PER	30 June 1994
94/05608/LBC	CONSTRUCTION OF NEW SHOPFRONT & INTERNAL ALTERATIONS	NOTRQD	5 May 1994
15/06249/FUL	Change of use of first floor to a 1-bed self-contained flat & second floor to a 2-bed self-contained flat, creation of new entrance at ground floor & insertion of a new shop front with internal alterations	PER	3 July 2015
PI15/02128/ADRC	Application for the approval of details subject to condition 3 (details of balustrade) of planning approval 15/06249/FUL	DACOND	24 December 2015

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM1 (Presumption in favour of sustainable development)

- 4.1 Minor external alterations in this location would be considered acceptable in principle subject to complying with all other relevant Development Plan policies.

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)
DSA: DM2 (Transport requirements of development sites)

- 4.2 The Council's Highway Authority have been consulted on the proposal and have raised no objections.
- 4.3 It is considered that the proposed light fittings would be appropriately angled and shielded, preventing glare to vehicular highway users. Due to the height of the lighting items and minimal projection, there are additionally no concerns that the fittings would present a highway safety concern with regards to projection over the public highway.
- 4.4 Overall, given the above, it is not considered that the proposal would result in a detrimental impact upon highway safety or operation.

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)

- 4.5 As above, the application seeks to replace the existing façade of the ground floor shop unit with a design more in keeping with the surrounding historic shop fronts and characterful vernacular of the High Street and Conservation Area.
- 4.6 The existing façade appears tired and unattractive, and is of little architectural or historical merit. The proposed shopfront would represent a welcome enhancement, appearing more in harmony with the timber panel shop fronts on surrounding buildings, and more appropriate to the historical context of the Conservation Area.
- 4.7 To this extent, the proposal would improve the visual appearance of the building, whilst the changes to the internal floorspace and replacement entrance door would improve its overall functionality and broaden its scope of potential future occupiers.
- 4.8 Overall, the proposal would represent an enhancement on the existing arrangement, and therefore be of benefit to the character and appearance of the building and wider high street area.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality)

- 4.9 The proposal is not considered to give rise to any negative impacts to adjoining occupiers. The proposed LED lighting would be concentrated and angled downwards towards the fascia, whereby the windows above at first and second floor would not be unduly impacted.

Flooding and drainage

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

- 4.10 The site falls within Flood Zones 2.

- 4.11 Given the nature of the proposal (a replacement fascia) and that it makes no alterations/additions to the existing areas of hardstanding or overall footprint of the building, it is not considered that the proposed development would result in any increase in flood risk beyond the existing arrangement. The proposed development is therefore considered to be acceptable in this regard.

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)

- 4.12 Policy DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development.
- 4.13 No assessment has been provided with this proposal. In this instance, given the nature of the proposal there would be no impact on site biodiversity and enhancement is not considered proportionate.

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)

- 4.14 No. 22 Queens Square is an unlisted building, located within the High Wycombe Town Centre Conservation Area. The property contributes to the setting of several nearby Grade II Listed Buildings, including 109 Queens Square, 3 and 4 Queens Square, and 20 Queens Square.
- 4.15 As described above, the proposed development is considered to represent a visual enhancement in appearance terms, replacing the existing unattractive fascia with a shop front which is of a much more traditional and high-quality appearance. The removal of the external roller shutter, considered inappropriate for a conservation area, would be welcomed, whilst the timber panelling/detailing would be more reflective of surrounding properties and the historic aesthetic of the surrounding area.
- 4.16 The use of external lighting for signage, as proposed here, is considered appropriate and would discourage the use of internally-illuminated signs, which are largely unfavourable within the Conservation Area.
- 4.17 Overall, the proposed development is considered to be a welcome addition which would positively impact upon the setting of the above-mentioned listed buildings and wider Conservation Area more generally.
- 4.18 It is noted that the Conservation Officer has requested that details of the paint colours and signage be submitted for approval from the Local Planning Authority. It is however considered that the proposed colour, RAL5023 "Beyond Blue" (identified in the submitted design and access statement), would be acceptable, whilst no signage details are proposed as part of the application. The applicant should though be reminded, via an informative, that any future signage/advertisements for when the unit is re-let, would require separate advertisement consent.

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.
- 5.4 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 any sector of society to a harmful extent.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraphs 38 and 39 of the NPPF, Buckinghamshire Council takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. Buckinghamshire Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application. In this instance the application was acceptable as submitted and no further assistance was required.

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 and retained in accordance with the details contained in the planning application hereby approved and plan numbers 22QS-01 and BC1, unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

- 3 The materials used for the development shall be of those specified in accordance with the details submitted within the supporting documentation and plans, unless otherwise stated or agreed in writing by the Local Planning Authority.
Reason: To secure a satisfactory external appearance.

Informative(s)

- 1 In accordance with paragraphs 38 and 39 of the NPPF, Buckinghamshire Council takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. Buckinghamshire Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application. In this instance the application was acceptable as submitted and no further assistance was required.
- 2 The applicant is reminded that, should signage/advertisements be required for the unit upon completion of the development, these will require separate advertisement consent.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

No comments received.

Parish/Town Council Comments

High Wycombe Town Unparished

Consultation Responses:

Conservation and Listed Buildings Officer:

No Objections.

The application building is an unlisted retail property dating from the 1950's located in the Queens square area of High Wycombe town centre and falls within the Wycombe Town Conservation area. The property contributes to the setting of several nearby grade II listed buildings including: 109 Queens Square, 3 and 4 Queens Square, 20 Queens Square.

The application seeks to replace the existing facade with a design more in keeping with the surrounding historic shop fronts and characterful vernacular of the conservation area.

The proposed design features traditional timber panelling and profiling, glazed picture windows and the removal of the roller shutter. The application also proposes to install a new secondary entrance.

It is felt that the application will serve to enhance the existing property and positively contribute to the improvement of the street scene.

This application is acceptable in heritage terms subject to the following condition:

Details of appropriate paint colours and signage will need to be submitted for approval from the LPA.

BC Highway Authority:

No Objections.

Having assessed the submitted documents, I have no concerns or objections to raise to the proposed development. The proposals will not result in a detrimental impact upon highway safety or operation.

I note that the proposed light fittings are proposed to be appropriately angled and shielded preventing glare to vehicular highway users. Due to the height of the lighting items and minimal projection, I have no concerns that this would present a highway safety concern with regards to projection over the public highway.

Mindful of the above, I have no objections to, or conditions to recommend for, the proposed development.

Representations:

None received.

APPENDIX B: Site Location Plan

23/07806/R9FUL
Scale 1/1250



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