



Corrigendum to North Buckinghamshire Area Planning Committee

Application Number:	20/01260/ADP
Proposal:	Approval of Reserved Matters pursuant to outline permission 17/04041/AOP for appearance, landscaping, layout and scale of a residential development of 40 dwellings and discharge of condition 2: Reserved Matters (Appearance, landscape, layout and scale) Condition 8: Geophysical survey and archaeological evaluation Condition 12: Noise impact assessment
Site Location:	151 And Land To Rear Of 151 Station Road Quainton Buckinghamshire HP22 4BX
Applicant:	Mr Ned Fox
Case Officer:	Mike Davey
Ward(s) affected:	Quainton
Parish-Town Council:	Quainton
Date valid application received:	20/04/2020
Statutory determination date:	20/07/2020
Recommendation	Approval subject to conditions

POINTS OF CLARIFICATION

5 Year Housing Land Supply:

Since the publication of the committee report an updated Housing Land Supply Position Statement has been published. Paragraph 6.5 of the committee report can therefore be updated as follows:

The 2020 Five Year Housing Land Supply Position Statement for the Aylesbury Vale area shows that the Council can demonstrate 5.52 years worth of deliverable housing supply against its local housing need in this area. This calculation is derived from the new standard methodology against the local housing need and definition of deliverable sites set out in the NPPF and NPPG.

Proximity of Development to Stables on Adjacent Site:

Correspondence was received on Monday 16th November highlighting concerns relating to the proximity of the proposed residential development on the site to existing stable building on the adjacent site to the north-east of the application site. Objections were raised on the grounds that no consultation has taken place with Environmental Health in relation to the welfare of the horses or for the potential future occupiers of the development in respect of potential garden land contamination.

As part of consultation originally undertaken in relation to the application, Environmental Health only provided comments in relation to the acceptability of the submitted noise assessment and did not provide any comments in relation to the proximity of the proposed development to stable buildings on the adjacent site. Additional consultation has subsequently been undertaken with the Councils Environmental Health team in relation to these concerns who have confirmed that, based on the separation distances involved, the scale, and intensity of the equestrian uses on the adjacent site that the relationship between the proposed residential development and the stables is considered to be acceptable on the amenity of the nearby properties.

Proposed Site Layout Plan:

As the proposed site layout plan was not included within the published committee report, this is shown on the following page for ease of reference.

AMENDED CONDITION

Condition 1 outlines the approved plans for the development should the recommendation for approval be supported. The list of approved plans published in the committee report contained some minor inaccuracies in respect of revision numbers and included some superseded plans. It is proposed to re-word the condition as follows to ensure an accurate reflection of the plans considered in the determination of the application:

The development hereby permitted shall only be carried out in accordance with the following drawing No's:

3546 - 10 - Housetype A (Rev B)

3546 - 11 - Housetype B (Red Brick) (Rev B)

3546 - 12 - Housetype C (Rev D)

3546 - 13 - Housetype D (London Stock Brick) (Rev C)

3546 - 16 - Housetype F (Rev C)

3546 - 19 - Housetype L (Rev C)

3546 - 20 - Housetype M (Rev B)

3546 - 24 - Housetype N (Rev C)

3546 - 26 - Housetype H (Rev A)

3546 - 28 - Housetype G (Rev C)

3546 - 30 - Single Garage (Rev A)

3546 - 31 - Double Garage (Rev B)

3546 - 32 – Triple Garage

3546 - 33 - Housetype B (London Stock Brick) (Rev B)

3546 - 34 - Housetype D (Red Brick)

3546 - 37 - Housetype G - Plot 1

3546 - 38 - Housetype G (London Stock Brick)

3546 - 39 - Housetype L - Plot 23

3546 - 01 - Proposed Site Plan (Rev Z)

3546 - 03 - Materials Plan (Rev E)

3546 - 04 - Boundaries Plan (Rev G)

3546 - 05 - Hard Landscaping Plan (Rev E)

3546 - 06 - Proposed Parking Layout (Rev B)

3546 - 12 - Housetype C (Rev D)

3546 - 14 - Housetype E (Rev C)

3546 - 35 - Housetype C (Red Brick) (Rev A)

3546 - 36 - Housetype E (London Stock Brick) (Rev A)

Noise Assessment Report April 2020

Reason: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority and to comply with the National Planning Policy Framework.

