

## **APPENDIX A: 19/07453/FUL**

### **Consultation Responses and Representations**

#### Ward Councillor Preliminary Comments

**Councillor David J Carroll:** Has requested that this application be referred to the Planning Committee.

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

##### **Hughenden Parish Council**

Comments: The Parish Council objects to this application for reasons to do with the access to the site which is via a grassed track running through Walters Ash allotments. The reasons are summarised below:

1. Road Safety Concerns:
  - a) Access to the main road is limited
  - b) In its current form, the very narrow access road is a safety concern as it is used by pedestrians and allotment tenants
  - c) There are no passing places, this will put allotment tenants at risk when tending their plots
  - d) The allocation of 3 parking spaces at the proposed development means additional traffic entering the main road which does not have clear visibility to oncoming traffic.
2. During the building phase the access road will be severely damaged as its construction is not suitable for more than very infrequent and light weight traffic.
3. The access rights given to Ann's Cottage are not appropriate for the type of traffic that will be associated with the new development
4. There are utilities beneath the access road, the road surface is not suitable for large volumes of traffic, so any increased usage could potentially result in damage to the utilities and the road itself
5. Allotment sites are situated directly on either side of the access road and could suffer damage as the width of the access road is limited and there are no passing places.

In addition to the above points regarding the access road, the council also have several concerns on the impact the increased use of the access road would have on the existing allotment tenants. There are 38 allotment plots on the site. Of these, 22 are situated directly on either side of the access road. So, over 50% of the allotment tenants would be directly impacted by increased traffic both during and after development. The parish council has maintained and managed Walters Ash Allotments for many years and the council are concerned about the impact increased traffic to and from Ann's Cottage could have on this tranquil site. The Parish Council request that should the officer be minded to approve the application that it be referred to the Planning Committee for consideration

##### **The Ramblers Association**

Comments: None received

##### **Rights of Way and Access**

Comments: No objection to the development in principle. However, there is concern that construction traffic could damage the existing footpath across the allotments. Therefore a planning condition is

requested requiring a photographic survey to be completed both prior to and on completion of the development, in order to identify any damage accrued.

#### **Highway Authority**

Comments: No objection to this proposal. In consideration that this represents a like-for-like development when viewing the site's historical vehicle trip generation potential, this Authority considers the proposals to have a nil-detriment impact in highway terms.

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

Comments: No objection, providing conditions are imposed requiring further details of non-mains foul drainage and contaminated land appraisals.

#### **Local Lead Flood Authority**

Comments: No objection, subject to the prior approval of a detailed surface water drainage scheme.

#### **Natural England**

Comments: No objection, subject to conditions preventing harm to the adjacent SAC and SSSI from the construction phase of the development

#### **Arboriculture Spatial Planning**

Comments: Arb details do not reflect current proposal, but it is likely that previous comments will still apply (see below) Felling G2 will remove a screen between the site & Saxon House. However, this could be mitigated through replacement planting .Construction traffic and increased vehicular movement over the existing track may carry implications for off-site trees through compaction, erosion increasing the track width etc.

This would need to be considered to ensure the long-term health of the trees. The arb details need to be updated to include specific information relating to the location and installation of services/ utilities/ drainage. Also, a detailed specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. I would also question whether protective fencing is required to protect the RPA of the yew hedge to the south. Recommendations: Updated arb details be submitted prior to decision (if minded to permit).

#### **Ecological Officer**

Comments: The site is close to the SAC (and SSSI) at Bradenham Woods, however with suitable mitigation I don't see that the redevelopment of this property would cause a problem. Natural England agree, and make suggestions which could be made into conditions. Bats have been found to be roosting in the building, this appears to be only a limited roost and for Common Pipistrelle bats and so I am confident that mitigation and compensation measures could be incorporated into a replacement dwelling.

#### **RECOMMENDATION(S)**

The mitigation and enhancement measures in the Ecological Appraisal MM 1-10 and EE 1-4 can be referenced in a condition which requires a detailed Ecological Mitigation, Compensation and Enhancement plan to be submitted and subsequently followed.

## CONDITIONS OR INFORMATIVES

A scheme to mitigate against potential harm to protected species and compensate for the loss of features of ecological value on the site and to provide ecological enhancement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The measures shall:- be designed to support a European Protected Species Licence from Natural England,- be based on those included in the Ecological Appraisal- address the concerns of Natural England in relation to potential impact on the SAC and SSSI, - be designed so show that a measurable net gain will be achieved and this must be demonstrated. All works shall then proceed in accordance with the approved scheme with any amendments agreed in writing. Reason: to ensure that the development safeguards protected wildlife and achieves a net gain in biodiversity.

## Representations

Objections have been received from local residents; the Hughenden Community Support Trust and the Naphill and Walters Ash Residents Association. The grounds of objection include:

- This is not a like for like replacement dwelling. Existing dwelling is only 2 bedrooms. Replacement dwelling has 4.
- Previous occupant only had one car
- Previous occupant didn't have refuse collected by WDC
- Loss of highway safety due to significant increase in vehicle movements –particularly to people tending allotments.
- Access is only footpath for walkers and users of the allotments. Ann's Cottage only has a "right of access" across accessway through allotments
- No pavements – allotment users safety will be put at risk from increase car movements
- Addition 4 new houses on junction with Clappins Lane will also increase traffic in the area
- No room on site to turn large vehicles i.e. lorries/refuse trucks
- Construction traffic will cause disturbance
- Construction Traffic Management Plan is required
- Proposal would result in the loss of an old, traditional property
- Design of proposal is out of keeping with the area
- Adverse impact on adjacent SAC and SSSI
- Loss of flora and fauna
- Adverse impact on ecology and biodiversity, including loss of existing pond.
- New dwelling will result in significant loss of privacy to adjacent dwelling.
- Loss of trees and vegetation.
- Harm to organic fruit and vegetables grown on allotments
- Impact of construction traffic on tree roots
- Inadequate replacement screening between dwellings
- Application property is on higher land than adjacent dwellings in Main Road
- Loss of a view
- Boundary dispute between application site and adjacent dwellings