



## Report to West Area Planning Committee

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

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

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

## 2.0 Description of Proposed Development

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

## 3.0 Relevant Planning History

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

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

#### 4.0 Policy Considerations and Evaluation

##### Principle and Location of Development

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

DSA: DM1 (Presumption in favour of sustainable development)

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

##### Affordable Housing and Housing Mix

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

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

##### Employment issues

Wycombe District Local Plan (August 2019): CP5 (Delivering Land for Business)  
DSA: DM5 (Scattered business sites)

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

### **Transport matters and parking**

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

DSA: DM2 (Transport requirements of development sites)

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

### **Raising the quality of place making and design**

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

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

### **Amenity of existing and future residents**

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

## Housing intensification SPD

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

### **Environmental issues**

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

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

### **Flooding and drainage**

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

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

## **Landscape Issues**

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

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

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

## **Ecology**

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

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

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

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

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

## **Community facilities**

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

Community facilities SPD

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

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

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

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

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

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

#### **Historic environment (or Conservation Area or Listed Building Issues)**

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

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

#### **Building sustainability**

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

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

#### **Infrastructure and Developer Contributions**

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

DSA: DM19 (Infrastructure and delivery)

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



## **5.0 Weighing and balancing of issues / Overall Assessment**

- 5.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
  - a. Provision of the development plan insofar as they are material,
  - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
  - c. Any other material considerations
- 5.3 As set out above it is considered that the proposed development would accord with the development plan policies.

## **6.0 Working with the applicant / agent**

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

## **7.0 Recommendation:**

### **Application Permitted**

Subject to the following conditions and reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).

2. The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers BC1 and DRG.02B unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
3. Prior to the occupation of the development hereby permitted, details of how all windows on facades facing the A4128 Hughenden Road and Hamilton Road will be made unopenable and, for those rooms containing such windows, mechanical ventilation drawing from the rear (car park facing) façade of the developed shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to the rooms in question being brought into use and the ventilation system thereafter maintained in working order for the lifetime of the development.  
Reason: To mitigate the effect of poor air quality on the health of future occupants.
4. Prior to the occupation of the development hereby permitted, eight electric vehicle charging points with a minimum rating of 32amp must be installed (one per parking space).  
Reason: To comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.
5. A scheme to protect the proposed development from traffic noise from Hughenden Road and Hamilton Road shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 for the appropriate time period. Unless otherwise agreed in writing with the Local Planning Authority it shall be assumed that the existing noise level at the façade of the proposed development is 72dB LAeq16 hour and 66dB LAeq, 8 hour. The scheme shall include mechanical ventilation.  
Reason: To protect the occupants of the new development from noise disturbance
6. A fully detailed landscaping scheme for the site which shall include measures to improve the biodiversity of the site shall be submitted to and approved in writing by the Local Planning Authority before any development takes place.  
The scheme shall include soft and hard landscaping and the provision of an external amenity area for the occupants.  
Reason: In the interests of amenity, to ensure a satisfactory standard of landscaping and because all development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. The required measures will increase biodiversity opportunities to comply with the requirements of Policy DM34 of the adopted Wycombe District Local Plan (2019) and section 15 of the NPPF 2021.
7. All hard landscaping and planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar

size and species, unless the Local Planning Authority first gives written consent to any variation.

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

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

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

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

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

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

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

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

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

#### Informative(s)

1. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
2. The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicant/agents of any issues that may arise in the processing of their application. In this instance, the applicant/agent was updated of issues after the initial site visit, the applicant/ agent responded by submitting amended plans and further information following detailed discussions. The amendments were found to be acceptable and so permission is recommended to be approved.

## APPENDIX A: Consultation Responses and Representations

### Councillor Comments

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

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

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

### Parish/Town Council Comments

#### **High Wycombe Town Unparished**

#### Consultation Responses (Summarise)

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

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

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

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

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

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

### Representations

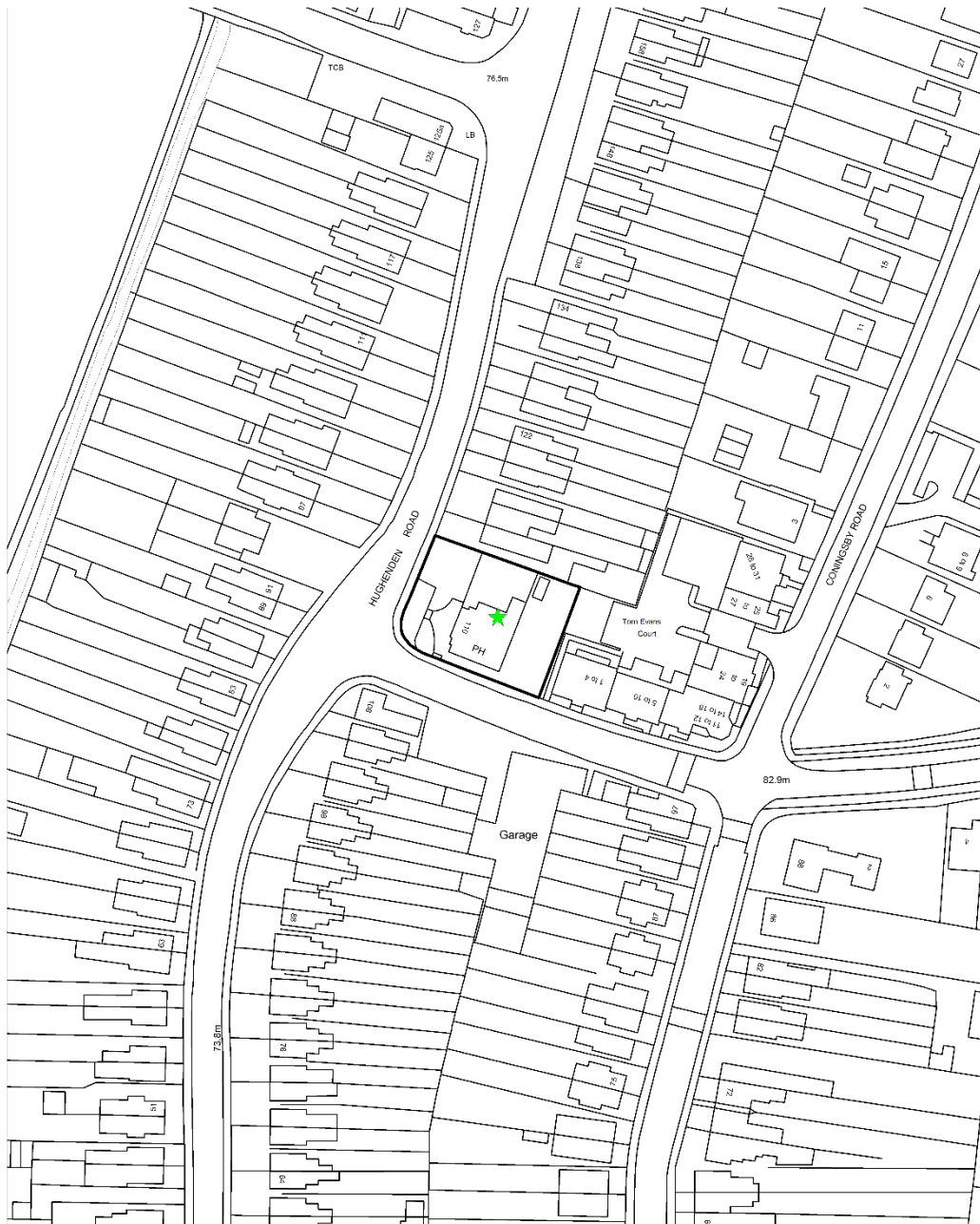
Five representations have been received supporting the proposal.

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

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

# APPENDIX B: Site Location Plan

22/06882/FUL  
Scale 1/1250



Planning Committee  
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Ordnance Survey 100062456