



Report to Buckinghamshire Council – (Central Area) Planning Committee

Application Number:	23/00904/APP
Proposal:	Replacement of existing Scout Headquarters
Site location:	The Old Hostel, Wendover Road, Weston Turville, Buckinghamshire,
Applicant:	14 Vale of Aylesbury Scout Group
Case Officer:	Kirstie Elliot
Ward affected:	ASTON CLINTON & BIERTON
Parish-Town Council:	WESTON TURVILLE
Valid date:	17 March 2023
Determination date:	16 August 2023
Recommendation:	Approve subject to conditions

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application proposes the demolition of the existing scout hut building which is located on the east side of Wendover Road, close to the junction with Station Road, and the construction of a similarly sized replacement building in broadly the same position. The application follows a previous application (reference 18/03146/APP) for the same development which was granted planning permission on 20/02/2019. This earlier permission is no longer extant by reason condition 1 required that the permission be implemented by 20/02/2022. This permission, is, however, material to the consideration of the current application given its significant similarities.
- 1.2 The principle of the replacement of the building is supported as it will ensure the continuing and safe provision of a community facility. The building is of an acceptable design and appearance and in an appropriate location. The building is sufficiently distanced from residential properties to the west (which back on to the site) such that no significant harm would be caused to existing residential amenity.
- 1.3 The application is referred to committee for consideration by reason of the application site being Council owned land. Land ownership certificate B of the application form has been signed to declare that requisite notice has been served on the Council as 'owner' 21 days prior to the date of the application.
- 1.4 It is recommended that permission be granted subject to conditions.

2.0 Description of Site Location/Proposed Development

Site location

- 2.1 The application site is located on the east side of Wendover Road, approximately 200 metres north-east of the junction with Station Road. The site is set back behind the residential properties and their gardens on Wendover Road and is accessed via a long drive adjacent to the PACE centre. The site is rectangular and comprises a single storey, 'T' shaped building with a dual pitched roof. The area to the east of the site comprises open fields. The site shares a common boundary with the rear gardens of the residential properties on the west side.
- 2.2 The site is located in an amber great crested newt impact risk zone (moderate/high presence of suitable habitat for GCN indicating moderate/high chance of presence of GCN). The site is also within an archaeological notification area. The site is not a listed building, or located within a conservation area, the Chilterns AONB or the Green Belt. There are no trees protected by Preservation Order (TPO) on or within proximity of the site. The site is in Flood Zone 1 and not in an area recorded as susceptible to surface water flooding.

Proposed development

- 2.3 The application proposes the demolition of the existing building and the construction of a replacement building. The building would be single storey with a pitched roof. The building would sit on the footprint of the existing building to be demolished but would be marginally larger and taller than the current building. The proposed building is of the same size, appearance and layout as that previously approved under 18/03146/APP (permission no longer extant).
- 2.4 The application is accompanied by:
- a) *Design and Access Statement (Buchanan Richardson Partnership, dated 10/03/2023)*
 - b) *Arboricultural Report (Sylva Consultancy, dated July 2018)*
 - c) *Arboricultural Report Addendum ((Sylva Consultancy, dated 10/07/2023)*
 - d) *Full set of proposed plans and elevations, location and site plans*
 - e) *Set of 3D illustrative images*

3.0 Relevant Planning History

Reference: 02/03382/APP

Development: Extension to provide boat store

Decision: Conditional permission granted Decision Date: 8 April 2003

Reference: 18/03146/APP

Development: Replacement of existing scout headquarters.

Decision: Conditional permission, granted Decision Date: 20 February 2019

Officer note: this permission was not implemented by 20 February 2022 and as such is no longer extant.

4.0 Representations

4.1 See Appendix A.

5.0 Policy Context Considerations and Evaluation

5.1 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. The relevant development plan comprises the following documents:

Vale of Aylesbury Local Plan (Adopted September 2021) 'VALP' Policies:

S1 Sustainable development for Aylesbury Vale

S2 Spatial strategy for growth

S3 Settlement hierarchy and cohesive development

S5 Infrastructure

S7 Previously developed land

T1 Delivering the sustainable transport vision

T4 Capacity of the transport network to deliver development

T5 Delivering transport in new development

T6 Vehicle parking

BE1 Heritage assets

BE2 Design of new development

NE1 Biodiversity and geodiversity

NE4 Landscape character and locally important landscape

NE8 Trees, hedgerow and woodlands

C3 Renewable Energy

I3 Community facilities, infrastructure and assets of community value

I4 Flooding

I5 Water resources and wastewater infrastructure

Buckinghamshire Minerals and Waste Local Plan (July 2019) 'BMWLP' Policies:

Application site is not within a minerals safeguarding area for the purposes of Policy 1. No other policies are relevant to the proposed development.

Weston Turville Neighbourhood Plan (Made May 2018) 'WTNP' Policies:

H1 – Settlement Boundaries

H2 – Development design in the neighbourhood areas

E3 – Biodiversity

C1 – Retention and enhancement of community facilities

6.0 Policy Considerations and Evaluation

6.1 The main planning considerations are (i) the principle of development (ii) impact on site, setting and landscape character (iii) impact on heritage assets (iv) impact on ecology (v) impact on parking/highway safety (vi) impact on flooding/water resources (vii) impact on residential amenity (viii) renewable energy/sustainable construction

Principle of development

VALP policies S1, S2, S3, S5, S7, I3

WTNP policies H1, C1

- 6.2 Table 2 of VALP Policy S2 identifies Weston Turville in the settlement hierarchy as a medium village, that is a settlement with a 'moderate' level of sustainability due to the presence of some key services and facilities and where some development is acceptable. The application site is located within the settlement boundaries of Weston Turville (Wendover Road and Hampden Hill) wherein development is enabled directing the physical growth of the settlement (WTNP Policy H1).
- 6.3 The VALP supports the provision of infrastructure and recognises that this includes community infrastructure, such as buildings/services for use by the community, whilst Policy I3 seeks to prevent the loss of community facilities. Policy C1 of the WTNP supports proposals that contribute to improvements of established community buildings which are appropriate in design terms and will not harm the amenities of adjoining residential properties.
- 6.4 The application proposes the replacement of a community building ('scout hut'), which is approximately 70 years old, and would allow for the continued provision of a community service for local young people. The existing building is a poor state of repair. The case is made that the new building will be fit for modern purposes and will facilitate the future provision of a wider range of activities for young people in the local community. In this respect, the replacement of the building to be used for the same community purposes as existing but in an improved state to secure the continued service provision is acceptable in principle. This should be afforded significant weight in favour of the proposal in the planning balance.

Impact on site setting and landscape character

VALP policies BE2, NE4, NE8

WTNP policies H2, C1

- 6.5 The existing building is of a simple timber and corrugated metal construction of an appearance common to a rural location, consistent with the open countryside land located immediately to the east of the site. It is of no architectural merit albeit it is of a 'typical' scout hut appearance. Under the current application, the building would be constructed in similar materials comprising a mix of timber and corrugated metal and with the main roof comprising a partial 'green' or living roof (sedum). The building as proposed is clearly of a more modern design but it remains of a simple appearance and reflective of the edge of settlement location and the proximity of the site to the open countryside beyond. The proposed living roof will assist in softening the building and with its assimilation into the landscape. Conditions are considered reasonable and necessary to secure the external construction materials as proposed. In this respect the development is considered reflective and respectful of the site and its setting and given it would replace a building which is currently in a poor state of repair with a new, modern building, it would improve the contribution of the site to the wider landscape.

6.6 The application is accompanied by an Arboricultural Report. Following review by the Council's Arboricultural Team, updated information was requested and subsequently submitted ('Addendum'). The Addendum comprises a desk-top evaluation in respect of impacts on the root protection areas (RPA) of those trees closest to the construction site of the proposed building. The conclusions of the Addendum are that whilst incursion may occur into the RPAs of trees T9 and T10, this is unlikely to result in adverse impacts. The Addendum was reviewed by the Council's Arboricultural Team who have accepted the report findings and raise no objection subject to conditions to require appropriate tree protection during construction. The building is sufficiently spaced from other trees/hedges such that they do not require removal and should not be impacted by the works. Accordingly, it is concluded that the contribution to the rural nature of the site and setting should not be significantly impacted as a result of the proposed development. The absence of harm in this respect should be afforded neutral weight in the planning balance. The improvement in the site's contribution to the wider landscape setting through the removal and replacement of the existing building should be afforded moderate weight in favour of the proposal in the planning balance.

Impact on heritage assets

VALP policy BE1

WTNP policy H2

6.7 The site is located in an archaeological notification area. Archaeological remains are a heritage asset and as per para.199 of the NPPF the Council must afford great weight to the conservation of the significance of the heritage asset when taking decisions on development proposals. Policy BE1 requires that all developments should seek to conserve heritage assets in a manner appropriate to their significance.

6.8 The application has been reviewed by the Council's Archaeology Team who has advised that given the nature of the development (i.e. demolition of existing building and replacement with a new building over same footprint) it is unlikely to impact on any potential archaeological remains. The impact of the proposed development on the heritage asset is therefore concluded to be neutral. The absence of harm in this respect should be afforded neutral weight in the planning balance.

Impact on ecology

VALP policy NE1

WTNP policies H2, E3

6.9 The VALP seeks to preserve and enhance the wildlife and biodiversity of the Aylesbury Vale area, achieving net gains proportionate to the site and its setting and in the context of the development proposed. Policy E3 of the WTNP expects development proposals to provide net gains to biodiversity and also that lighting within and around development should respect the ecological functionality of wildlife corridors. In this instance the proposals have been reviewed by the Council's Ecology Team who do not consider the development would pose harm to wildlife and biodiversity and no further ecological information is therefore required. The site is within an Amber Great Crested Newt Impact Risk Zone meaning a

moderately high predication of species presence due to the moderate presence of suitable habitat in the area. However, it is recognised that the construction is to be undertaken on an already developed site occupied by an existing building. In these circumstances, an informative is therefore suggested to advise of the appropriate action to take should the species be encountered during the works in the event permission is forthcoming. The proximity of the building close to existing hedgerow and trees, predominantly to the west, is recognised and it is noted that the previous permission included a condition to control the provision of lighting on and around the building. It is considered reasonable and necessary to include such a condition if permission is granted for the current proposal. The absence of harm in this respect should be afforded neutral weight in the planning balance.

- 6.10 In terms of net gains, the inclusion of the green/living roof would provide local biodiversity enhancements through the provision of a new habitat. As referred earlier in this report, conditions to secure the external construction materials would include the materials on the roof (i.e. including the green roof) and this feature would also serve to provide ecological enhancement feature of the site. In this instance, it is considered that the biodiversity gains should be afforded moderate positive weight in favour of the proposed development.

Impact on parking/highway safety

VALP policies T1, T4, T5, T6, T8

- 6.11 There are no alterations proposed to the existing access and parking arrangements at the site. The submitted site plan shows 79 metres visibility from the access and the 13 on-site parking spaces will be retained, although the parking arrangements will be more formalised. The building does not materially increase in size, meaning there is no requirement to provide additional parking over and above existing provision. The application has been reviewed by the Council's Highways Team who have no objections subject to the parking and access arrangements being as per the plan. There is therefore no evidence that the proposal will have an impact on highway safety. Given the nature of the development and that the parking provision is essentially to remain the same, it is not considered that requirement for EVC points is reasonable in this particular instance. The absence of harm is therefore afforded neutral weight in the planning balance.

Impact on flooding/water resources

VALP policies 14, 15

- 6.12 The site is located in Flood Zone 1 and is less than 1 hectare in area. As such, no flood risk assessment (FRA) is required with the application. The site is not identified as being susceptible to surface water flooding. As an already developed site, there is no evidence that the construction of the replacement building would increase the likelihood of flooding on the site or elsewhere.
- 6.13 The site has existing water connections and as an existing community facility/public building it is not envisaged that there would be any significant change to water consumption resulting from the proposed works.

- 6.14 In these respects, the proposal is considered to meet the requirements of Policies I4 and I5. The absence of harm should be afforded neutral weight in the planning balance.

Impact on residential amenity

VALP policy BE3

WTNP policy C1

- 6.15 The VALP seeks to ensure that development does not impact on existing residential amenity to an unreasonable extent. Policy C1 requires that enhancements to existing community facilities should not harm amenities of adjoining residential properties. The application site is located to the rear (east) of several residential dwellings on the east side of Wendover Road (no's 148 to 154). The existing building is located some 50 metres (approx.) to the rear of dwellings separated by their gardens and its own curtilage. The common boundary between the site and its neighbours comprises mature hedgerow and trees. The proposed building would sit primarily in the position of the existing building. It is recognised that it would be marginally taller (max height of approx. 5 metres) and slightly larger in footprint than the existing building but given the separation distances, it is not considered that the building would give rise to significant amenity impacts, such as loss of outlook, loss of daylight or by reason of being an overbearing development. The building is single storey with openings on the west side comprising doors and some high level windows. A partially enclosed bouldering wall is also proposed at the north end of the west elevation. Given the nature of the use of the building, the separation distances and existing common boundary treatment, it is not considered that the development would give rise to loss of amenity by reason of loss of privacy.
- 6.16 The comments of the Environmental Health Team are noted in respect of the proposed 'plant room' in the new building. Clarification was sought from the applicant as to the nature of the 'plant' and it is confirmed that this will comprise the electricity fuse board and water heater/heating boiler, such features being present in the existing building and required for the functioning of the proposed building. The layout and composition of the building is the same as that found acceptable under the previous application and the use of the building is to continue as currently exists, as was the case with the previous application.
- 6.17 Accordingly, it is concluded that the development will not give rise to any significant harm to the amenities of occupiers of neighbouring residential properties. The absence of harm in this respect should be afforded neutral weight in the planning balance.

Renewable energy/sustainable construction

VALP policy C3

- 6.18 Policy C3 of the VALP seeks to require that new development achieves greater efficiency in the use of natural resources. This can include measures to minimise energy use, improve water efficiency and promote waste minimisation and recycling. Developments should also

minimise, reuse and recycle construction waste wherever possible. The policy states that in seeking to achieve carbon emissions reductions, the council will assess developments using an 'energy hierarchy'. An energy hierarchy identifies the order in which energy issues should be addressed and is illustrated in criteria (h) to (k) of the Policy.

- 6.19 The existing building, in consideration of its simple construction and age, is considered to be of poor energy efficiency. The application's accompanying Design and Access Statement (DAS) describes that the materials to be used in the construction of the building will likely comprise pre-made frames and insulated panels brought to site and which are then quickly assembled. The DAS continues that the goal is to provide an energy efficient and low maintenance building.
- 6.20 Of particular note is the proposed use of a green/living roof, which as the DAS states, as well as providing ecological benefits through habitat creation, would also provide insulation and cooling properties and reduce rainwater runoff. In this respect it is considered that the applicants have demonstrated regard to the energy hierarchy and the development, particularly in view of the proposal green/living roof will contribute towards delivery of sustainable construction goals. A construction materials condition is already considered reasonable and necessary in the interests of amenity and ecology, and also now in respect of sustainable construction. The delivery of sustainable construction as proposed should be afforded moderate weight in favour of the development in the planning balance.

7.0 Weighing and balancing of issues / Overall Assessment

- 7.1 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.
- 7.2 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
- 7.3 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect

areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. In this case, and for the reasons provided in Section 6 of this report, it is considered that the development complies with the relevant policies of an up to date development plan (comprising the VALP and the WTNP) which support the retention and enhancement of community facilities which do not result in significant harm to the landscape, heritage assets or amenities of residents. Further, the application submissions demonstrate how the development would seek to incorporate and deliver elements of sustainable design and construction to be more energy efficient and ultimately contribute towards tackling climate change (albeit on a small scale).

Human Rights Act 1998

- 7.4 There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

Equalities Act 2010

- 7.5 Local Planning Authorities, when making decisions, 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.

8.0 Working with the applicant / agent

- 8.1 In accordance with paragraph 38 of the NPPF (2021) 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.
- 8.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 8.3 In this instance the applicant
- the applicant/agent was updated of any issues after the initial site visit,
 - The applicant was provided the opportunity to submit additional/clarifying information to address issues.
 - The application was referred to the next available Planning Committee Meeting for determination following receipt and consideration of the additional/clarifying information and in accordance with an agreed extension of time.
 - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

9.0 Recommendation

9.1 It is recommended that the application is approved subject to the following conditions, reasons and informatives:-

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(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following approved plans received by the local planning authority on 17/03/2023:

- oDrg no. B1490.100 Rev.C 'Block Plan, Floor Plan
- oDrg No. B1490.101 Rev.A 'Proposed Elevations'
- oDrg no. B1490.102 Rev.A 'Location Plan'
- oDrg No. B1490.103 'Site Plan – parking and visibility splays'

and in accordance with any other conditions imposed by this planning permission.

Reason: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

3. Notwithstanding the details shown the plans hereby approved, prior to construction above ground level, details of the materials to be used in the external construction of the building hereby approved shall be submitted to and approved in writing by the local planning authority. These details shall include the type and colour of materials to be used including any colour/staining to be applied and with reference to the manufacturer's and/or supplier's specifications. The building shall thereafter be constructed in accordance with the approved materials details.

Reason: In the interests of the visual amenity of the site and its setting as part of the rural landscape, in accordance with Policies BE2 and NE4 of the Vale of Aylesbury Local Plan and Policies H2 and C1 of the Weston Turville Neighbourhood Plan.

4. No floodlighting or other form of external lighting shall be erected or installed on the building or within the site without details being submitted to and approved in writing by the local planning authority. The details shall include location, height, type and direction of light sources and levels of illumination. The lighting thereafter shall be installed in accordance with the approved details.

Reason: In the interests of the residential amenities of nearby properties and local wildlife, in accordance with Policies BE3 and NE1 of the Vale of Aylesbury Local Plan and Policies H2, C1 and E3 of the Weston Turville Neighbourhood Plan.

5. The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the first use 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 in accordance with Policies T1, T4, T5, T6 of the Vale of Aylesbury Local Plan.

6. No works or development (including for the avoidance of doubt any works of demolition/site clearance) shall take place until a Tree Protection Plan (TPP) has been submitted to and approved in writing by the Local Planning Authority. The TPP shall accord with current British Standard 5837 and shall include detailed plans showing the location(s) of trees, shrubs and hedgerows to be retained and the positions of protective fencing and ground protection. The protective fencing and ground protection shall be installed on site in accordance with the approved details prior to the commencement of any works or development on the site. Thereafter the development shall be implemented in accordance with the approved details and the approved fencing and ground protection measures shall be retained and maintained until all building, engineering or other operations have been completed. No work shall be carried out or materials stored within the fenced or protected areas without prior written agreement from the Local Planning Authority.

Reason: To ensure that the crowns, boles and root systems of the shrubs, trees and hedgerows are not damaged during the works to implement and complete the development approved in the interests of the health and welfare of the trees and hedgerows and their contribution to the setting of the site and wider landscape and biodiversity of the local area, in accordance with Policies NE1 and NE8 of the Vale of Aylesbury Local Plan and Policies H2 and E3 of the Weston Turville Neighbourhood Plan.

7. Any trees, hedgerows or shrubs shown for retention which within a period of five years from the first use or substantial completion of the development hereby approved, whichever is the latter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, species and maturity, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of preserving the contribution to the setting of the site and wider landscape and biodiversity of the local area provided by the trees, shrubs and hedgerows, in accordance with Policies NE1 and NE8 of the Vale of Aylesbury Local Plan and Policies H2 and E3 of the Weston Turville Neighbourhood Plan.

8. Prior to construction above ground level, details of the proposed living roof (green roof), including substrate depth and a programme of maintenance shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and the living roof (green roof) maintained in accordance with the approved details.

Reason: In the interests of the amenity of the site and its contribution to the wider rural setting, to ensure biodiversity net gains are provided and in the interests of sustainable construction, in accordance with policies BE2, NE4, NE1 and C3 of the Vale of Aylesbury Local Plan and Policies H2 and E3 of the WTNP and the guidance within the NPPF.

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. 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.

Appendix A: Consultation Responses and Representations

Appendix B: Site Location plan

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received at time of drafting report.

Parish/Town Council Comments

Weston Turville PC – The Parish Council supports this application.

Consultation Responses (Summarise)

Ecology Team:

Summary
No Objections

Discussion
<p>It is considered that there is not a reasonable likelihood of protected species or priority habitats being affected by this development.</p> <p>The proposals for this development include the provision of a green roof to the new structure. Once established it is considered that this feature will generate the ecological enhancements required under local and national planning policy that are now required. The features described in the plans submitted will need to be secured under standard design conditions if this application is approved.</p> <p>Therefore, no supporting ecological information is required and there is no objection towards this application.</p>

Environmental Health Team:

I note that the application, specifically the Black Plan and Floor Plan, Drawing Number: B1490. 100 makes reference to a 'Plant Room' proposed as part of the premises, directly connected to the kitchen. This also appears to be the closest part of the proposed development to the nearest sensitive receptor.

Unfortunately, no information has been submitted with the application concerning what plant is proposed to be installed within the plant room as part of the development, nor the noise output of such plant and therefore I cannot provide an accurate opinion to the Local Planning Authority (LPA) on their likely impact vis-à-vis existing residential amenity. Given that the plant room is proposed to be located on the elevation of the development facing a neighbouring property, there is a potential for noise and potentially odour disturbance.

I would therefore recommend that determination of the application is held in abeyance until such time the applicant has provided details of all plant proposed as part of the development, and technical data (i.e. either manufacturer sound pressure or sound power levels) associated with said plant to the LPA. I'm happy to review this information and provide an opinion on their resultant acoustic and odour impact.

INFORMATIVE

Construction/Demolition Noise

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. An

application under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Services Division of the Council.

Information in relation to construction noise can be found at:

<https://www.buckinghamshire.gov.uk/environment/environmental-health-and-nuisance/noise/light-smoke-and-smells/noise-from-a-construction-site/>

Arboricultural Team:

1st response

I have reviewed the Arboricultural Impact Assessment submitted to support this application and note that both the initial tree survey and report itself are now nearly five years old.

Due to the amount of time that has lapsed, I would be grateful if you could request a walkover survey of the existing tree stock to verify the existing BSS837 data, which in turn should inform an updated Arboricultural Impact Assessment. Once this is received I will be able to make further comment.

2nd response following receipt of Addendum

Approve subject to conditions (1) Tree Protection (2) Replacement Trees/Hedgerows

Archaeology Team:

Archaeological interests

The nature of the proposals are such that they are unlikely to substantially harm the archaeological significance of any assets. We therefore have no objection to the proposed development and do not consider it necessary to apply a condition to safeguard archaeological interest.

Economic Development Team:

No comments

Highways Team:

Comments as per previous application ref: 18/03146/APP. No objection subject to conditions (1) parking as per plan (2) access arrangements/visibility splays

Representations

Six (6) third party representations have been received in support of the application, the mains of which are summarised as follows:

- Current 1940s building is in poor condition/not fit for purpose
- Replacement building will enable scouting/guiding to be delivered in a modern setting for years to come
- Good location with easy access
- Secure and safe location due to long drive
- Valuable (local) resource for young people

APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright 2020. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Buckinghamshire Council, PSMA Licence Number 0100062456