

18/06360/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Paul Turner: objects to this proposal on the following grounds:

- Loss of mature tree and native hedging
- Effect on neighbouring properties
- Urbanisation of area of ancient Common
- Position of new dwelling is highly visible in Conservation Area and AONB
- Effect on street scene
- Part of application site is on Common land and not in control of applicant.
- Cllr Turner (in his capacity as Ward Member) requests this application be referred to the Planning Committee for a decision.

Parish/Town Council Comments/Internal and External Consultees

Downley Parish Council

PARISH

Comments: **Original Plans**

- Development will harm rural character of AONB and Downley Common
- Development has an overly built up appearance
- Design of development is poor on Conservation Area and AONB
- Development will fill green space on edge of Common
- Development is overbearing in terms of scale, bulk and tightness of plot
- Vehicular access is inadequate
- Application form contains inaccuracies
- No details have been submitted regarding sewerage facilities
- Development does not blend in with natural environment

Amended Plans

- Access is substandard
- Development fails to preserve and enhance sensitive location
- Building dominates the plot in terms of size and bulk
- Development fails to blend in with neighbours
- Plans for sewerage facilities are incomplete
- Development does not blend in with natural environment
- Applicant assumes land ownership rights which applicant does not have
- Application forms are misleading.

Control of Pollution Environmental Health

Comments: No objection

County Highway Authority

Comments: Objects to this proposal on the grounds that

- a) the development would result in an intensification of use of an existing access at a point where visibility is substandard and would lead to a danger and inconvenience to people using it, and
- b) the proposed means of access to the site is inadequate by reason of its width to serve the development with safety and convenience.

Conservation Officer Spatial Planning

Comments - **Original Plans:**

This application does not sufficiently address the issues previously raised regarding the impact of the development of this site on the character and appearance of the conservation area. The

proposed building would be incongruous in this location as it fails to reflect the scale, proportions or detailing of the existing cottages surrounding the common. To obtain support, the footprint should be reduced in width and depth and the elevations amended in accordance with the Chilterns Design Guide to reflect local distinctiveness.

Amended Plans: The design of the proposed house is much improved and reflects the simplicity of many of the cottages in the Conservation Area. The extent of hardstanding and gates at the front of the building could still impact on the rural character and the materials and detailing should be included within a landscaping scheme for the site. The amended proposals are acceptable subject to conditions requiring approval of all external materials and joinery details.

Arboriculture Spatial Planning

Comments: The proposed mitigation planting of a hawthorn to replace that of the spruce is considered to insufficient. Although Hawthorn is a species suited to the soil that is in keeping with the appearance of Downley Common. Its limited size once mature would not provide any good public amenity. There are alternative tree species that are small to medium in size that may provide suitable mitigation that would be acceptable.

Amended proposal to plant

Buckinghamshire County Council (Non Major SuDS)

Comments: No objection, subject to condition requiring further details, should planning permission be granted. 18_06360_FUL - BCC LLFA Response - Silvergate and Downley Common.pdf

Natural England

Comments: No objection raised.

Representations

Original plans

37 letters of objection have been received and 2 letters of support. The grounds of objection include:

- Development detrimental to rural character of Common and AONB
- Fails to preserve and enhance Conservation Area
- Development is out of character in area
- Site unsuitable for development – “garden grabbing”
- Development will set undesirable precedent for other similar developments
- Development will destroy/block views from Common
- Shape of application site will result in building appearing more prominent from Common
- Development is contrary to Downley Village Design Statement
- Loss of highway safety due to inadequate visibility at junction and width of access track.
- No pavements or verges along track therefore detrimental to pedestrians
- Applicant’s traffic count took place in a quiet period
- Lack of parking available in area for construction traffic (this is not a planning matter).
- Access track is on common land. Alterations require Secretary of State’s permission.
- Development will result in loss of mature hedges and trees – detrimental to rural character
- Elevations are misleading as show building to be screen by mature hedging
- Development will adversely affect ecology and wildlife
- Development will adversely affect enjoyment of people/groups who enjoy the Common
- Development will adversely affect privacy/light and outlook to adjacent dwellings
- No details shown as to how development will connect to public sewer
- Cost of sewer should be shared with Silvergate and Bramblings (this is not a planning matter).
- New air conditioning units should not be sited facing Silvergate
- Development will reduce property values in area (this is not a planning matter).

The grounds of support include:

- Objectors have an ulterior motive
- Objections received from non-residents
- Campaign has been created to stir up resentment
- No safety problems have been experienced with regard to access track
- Other building work has been allowed adjacent to common
- Existing conifer was planted a number of years ago and is out of keeping in the surrounding beech forest
- Sewer facilities can be attached to existing sewer through Silvergate.

Amended Plans.

25 letters of objection have been received and 2 letters of support

A number of objectors wished their previous objections to be considered again. Additional objections relating to amended plans include:

- Continued loss of highway safety
- New building would still adversely affect rural character of Common; Conservation Area and AONB
- Views from Common still adversely affected
- Insufficient reduction in terms of the buildings size and mass.
- Continued loss of trees and hedging
- Adverse effect on wildlife

Amenity Societies

Residents Associations

High Wycombe Society: object to this proposal on the following grounds:

- No new building has taken place around the Common for 60 years
- This development will set an undesirable precedent for further development
- The development does not enhance the local open space
- The valued rural environment of Downley common must not be impaired by construction intrusion into the Chilterns AONB.
- This application should be considered by the Planning Committee.