

Planning Bulletin

02 May 2019

Issue 17/2019

In the bulletin this week:

- Article 4 Directions to prevent changes from office to residential uses permitted development
- Bulletin Circulation
- Alternative Route – more information
- Results of the Planning Committee meeting held on 24 April 2019
- Planning enforcement prosecution

Protecting offices on our business parks

In 2013 the government introduced temporary changes to permitted development rights that allowed offices to change to residential use without requiring planning permission. In 2016 this change was made permanent.

Wycombe has lost a considerable amount of office floorspace as a result of this.

The Council has powers to remove permitted development rights, through 'Article 4 Directions'.

In order to safeguard important office locations across the District, we are removing permitted development rights for offices to residential, by making an Article 4 Direction.

This means that proposals to change use from office to residential use will require planning permission in the future.

The areas that this will apply to are listed below:

- Cressex Business Park, High Wycombe
- Holmers Farm Way, High Wycombe
- Peregrine Business Park, High Wycombe
- Kingsmead Business Park, High Wycombe
- Glory Park, High Wycombe
- Globe Park, Marlow
- Mercury Park, High Wycombe
- Millboard Road, Bourne End
- Bourne End Business Park
- Marlow International, Marlow
- Princes Estate, Princes Risborough

The Directions will be made on Friday 3 May 2019. There will be a 4 week period for representations to be made (between 3rd and 31st May) after which, subject to any comments received, the Council will confirm the Article 4 directions.

Once confirmed the directions will take effect 12 months later.

Further details will be available on the Council's website in the Planning News www.wycombe.gov.uk/planning-news or by contacting judith.orr@wycombe.gov.uk in Planning Policy.

Bulletin Circulation

2018 has seen a number of problems with the Bulletin and Weekly List emails. At present, our mailing list is maintained in Outlook and unfortunately this is not a robust system. We find that recipients 'get dropped' from the list, without us being made aware. This is a result of complex, unresolvable technical reasons.

We are working to replace the Outlook mailing list with a purpose built alternative, that will be also be more robust in relation to GDPR.

In the mean-time, if in the future you realise you haven't received a Bulletin for a week or two, please let us know at planning@wycombe.gov.uk and we will reinstate you on the mailing list. If you hear other readers are also no longer getting it, please ask them to let us know too.

You can also view our [latest bulletins](#) on the website.

Alternative Route - more information

A key component of The High Wycombe Town Centre Masterplan is an alternative route around the town centre. For more information about the alternative route scheme visit: [website](#).

To subscribe to the weekly newsletter please email hitmailbox@buckscc.gov.uk.

Results of the Planning Committee meeting held on 24 April 2019

Application Ref: 18/07931/FUL

Site Address: Wyeside Park Farm Road High Wycombe Buckinghamshire HP12 4AF

Proposal: Householder application for construction of roof extension, part single storey, part two storey rear extension and fenestration alterations

Decision: Application Permitted

Application Ref: 18/08040/R9FUL

Site Address: Manleys Trade Centre East Richardson Street High Wycombe
Buckinghamshire

Proposal: Demolition of existing building and change of use of the site to provide a surface level public car park providing 54 car parking spaces inclusive of 3 accessible parking spaces

Decision: Application Permitted

Application Ref: 18/08118/FUL

Site Address: 24 Harwood Road Marlow Buckinghamshire SL7 2AS

Proposal: Householder application for single storey front extension including fenestration alterations and part single, part two storey front/side and rear extension

Decision: Application Permitted

Application Ref: 18/08309/FUL

Site Address: Car Park 0505 C35 West End Road High Wycombe Buckinghamshire

Proposal: Demolition of existing buildings and construction of an up to five storey building containing 58 x 1 bed flats to be provided as temporary housing accommodation, re-provision of the British Red Cross Office in dual (B1 and A1) use, together with alterations to access, landscaping and associated works

Decision: Application Permitted

Application Ref: 19/05036/FUL

Site Address: 50 St Johns Road Tylers Green Buckinghamshire HP10 8HU

Proposal: Householder application for removal of existing garage and construction of replacement outbuilding with games room, workshop/store, garage and carport

Decision: Application Permitted

Application Ref: 19/05227/FUL

Site Address: 1 Moyleen Rise Marlow Buckinghamshire SL7 2DP

Proposal: Householder application for a metal sliding access gate with masonry piers & extended dropped kerb.

Decision: Application Permitted

Application Ref: 18/07520/FUL

Site Address: Monkenden Studridge Lane Speen Buckinghamshire HP27 0SA

Proposal: Householder application for construction of first floor to create additional living accommodation

Decision: Minded to Approve – Defer for Public Speaking

For further information please do not hesitate to contact Alastair Nicholson, the Development Manager, on 01494 421510 or e-mail alastair_nicholson@wycombe.gov.uk

Planning enforcement prosecution

Mr Harman of Acorn Tree Services was prosecuted on 1 May, in Wycombe Magistrates Court for illegal works to 2 x lime trees that were protected by Tree Preservation Orders. The trees were not destroyed, but the works carried out by Mr Harman seriously affected the health of the trees.

Mr Harman was fined £2000 (£1000 per tree), ordered to pay the costs of £2500 and given a £120 Victim Surcharge

For further information please do not hesitate to contact Gemma Davies, Enforcement Team Leader, on 01494 421632 or e-mail enforcement_team@wycombe.gov.uk