



WYCOMBE  
DISTRICT COUNCIL

Issue 22/2019

# Planning Bulletin

## 05 June 2019

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## Glory Park appeal

WDC has won an appeal on the Glory Park site in Wooburn Green.

Outline planning permission was sought for 110 dwellings on employment land at Glory Park. The Council objected on the basis that the land was required to meet the Districts growing employment needs and to ensure an appropriate balance is struck between the delivery of new homes and jobs to support those homes. The developer argued that the need for more homes outweighed the need for jobs and economic development. The developer appealed the Council's decision to the Secretary of State. At the lengthy public inquiry, which was held in the autumn of last year, the main issues were:

- the Council's housing and employment needs;
- the viability of the site for employment purposes; and,
- the suitability of the site for employment purposes

The Planning Inspector concluded that site was both viable and suitable for commercial use. He also agreed with the Council that the land was needed for commercial development to support the already planned housing development in the District. The appeal was dismissed and the Council's decision to refuse planning permission was upheld.

## Transport strategy workshops

We are preparing a transport strategy for the High Wycombe urban area. We are working in partnership with Buckinghamshire County Council, and have appointed the consultants Steer.

We have an opportunity to create a new vision for the urban area of High Wycombe – covering the whole built-up area and not just the town centre.

This vision will set out a place-based ambition of how we would like High Wycombe to look and feel in 2050. This ambition will inform a number of projects, including the new transport strategy.

We are working through our programme of stakeholder workshops as part of engaging with a wide range of individuals and organisations to shape the vision and the resulting transport strategy. We have already had very interesting and useful feedback.

To draw in the widest possible feedback we are also inviting you to use a web-based tool called **Placecheck**. Placecheck is a simple way of finding out what a place and its people can tell us, and starting the process of making change happen. We have attached instructions for using the High Wycombe Placecheck to this Bulletin. Use Placecheck to tell us:

- What you like about a place (anywhere in the High Wycombe built up area)
- What you don't like
- What you would like to fix

Start using Placecheck **now** by clicking on this link:

[www.placecheck.info/maps/wycombe](http://www.placecheck.info/maps/wycombe)

**Do not use Placecheck** to report highways problems such as potholes, non-functioning street lights etc. For these matters, please use:

<https://www.buckscc.gov.uk/services/transport-and-roads/report-a-highways-problem/>

We look forward to sharing more information on the development of the vision and strategy as this project progresses.

## New Planning Regulations

New regulations came into effect on 25th May; April 2019: SI 2019 No. 907 - The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019 ([link](#)).

The most controversial is perhaps a new class, JA of the General Permitted Development Order (GPDO). It allows local authorities to consider proposals for the conversion of shops and other high street uses such as takeaways and launderettes to offices under the prior approval process. Class M already allows retail and sui generis uses to be converted to residential without the need for planning permission, but the new regulations would allow takeaways to be converted to housing.

A summary of the changes is reproduced below:

- **Part 2 Class E:** This Class, which allows the installation, alteration, or replacement of an upstand and outlet for recharging electric vehicles, is amended to increase the height limit from 1.6m to 2.3m in the case of an upstand and outlet that's not "*within the curtilage of a dwellinghouse or a block of flats*".
- **Part 3 Class JA:** This new Class allows a change of use from any of A1, A2, A5, a "*betting office*", a "*pay day loan shop*", or a "*launderette*" to B1(a).

- **Part 3 Class M:** This Class is amended so that it also allows a change of use (along with building operations) from A5 to C3.
- **Part 3 Class Q:** This Class, which allows a change of use from an agricultural building to C3, is amended to remove the (potential) significant loophole that would allow a dwellinghouse with a floor space of more than 465m<sup>2</sup>.
- **Part 4 Class C:** This Class, which allows the use of a site (i.e. a building and any land within its curtilage) as a temporary "*state-funded school*" for 2 academic years, is amended to set out that, during the period of temporary use, the site retains its previous use for the purposes of Part 3 Classes S and T.
- **Part 4 Class D:** This Class, which allows a change of use from any of A1, A2, A3, A5, B1, D1, D2, a "*betting office*", or a "*pay day loan shop*" to a temporary "*flexible use*" (i.e. A1, A2, A3, or B1) for a single continuous period of up to 2 years, is amended so that:
  - 1) The temporary "*flexible use*" also includes D1(a), D1(d), D1(e), D1(f), or D1(g).
  - 2) The temporary "*flexible use*" is allowed for a single continuous period of up to 3 years.
- **Part 7 Class F:** This Class, which allows the extension or alteration of an "*office building*" (i.e. B1(a)), is amended so that it does not apply to a building that was converted via the new Part 3 Class JA.
- **Part 7 Class G:** This Class, which allows the provision of a hard surface within the curtilage of an "*office building*" (i.e. B1(a)), is amended so that it does not apply to a building that was converted via the new Part 3 Class JA.
- **Part 16 Class A:** This Class, which allows various development by, or on behalf of, an "*electronic communications code operator*", is amended so that it no longer allows the installation, alteration, or replacement of a "*public call box*" (i.e. a telephone kiosk).
- **References to the NPPF issued in February 2019:** Part 3 paragraph W, Part 4 Class E, and Part 14 Class J are amended to replace the references to the NPPF issued in March 2012 with references to the NPPF issued in February 2019.
- **The definition of "*transport undertakers*":** This definition within article 2(1) of the GPDO is amended so that it includes any person authorised to carry on a road transport undertaking or a tramway undertaking
- **Advertisement Regulations 2007:** These regulations are amended to remove the deemed consent for advertisements on telephone kiosks.
- **Compensation Regulations 2015:** These regulations are amended to limit compensation liability where an LPA withdraws PD rights under the new Part 3 Class JA by issuing an article 4 direction.

## Reminder: Consultation on the draft Princes Risborough Expansion Supplementary Planning Document

The Wycombe District Local Plan, which is expected to be adopted by the end of summer 2019, allocates around 2500 homes in Princes Risborough, most of which through a major expansion west of the town.

The Local Plan sets out that the Council is going to prepare a Capacity and Delivery Plan to provide further detailed guidance for the expansion of the town.

The Council is now about to consult on this draft detailed guidance, now referred to as **Princes Risborough Expansion Supplementary Planning Document (SPD)**

- This SPD is intended to expand upon the policies contained within the new Local Plan.
- It provides a framework to help guide the preparation and assessment of future planning applications within the area.
- It takes the proposals from the new Local Plan, and outlines the aspirations for the area, as well as the key issues and responses that will influence how new development will take place.
- It sets out the design guidance for the expansion area and presents a development framework that has informed the preparation of a delivery plan.
- It sets out an evidence based approach that enables the delivery of the expansion.
- It provides the basis for dialogue with developers, landowners, local stakeholders, communities and statutory organisations.

**The Council will be consulting on the Princes Risborough Expansion Supplementary Planning Document from Tuesday 4 June until Sunday 21 July 2019, 11.59 p.m.**

More information will be made available on our website when the consultation starts.

## Weekly List of Planning Applications

As part of a drive to improve efficiency, and therefore capacity, within the department we have been reviewing our processes and procedures.

As a result of this we will no longer be attaching a separate list of “applications received” to the Planning Bulletin.

Our planning register has for some time been held “on-line” and can be searched using Public Access. So from 1 July we will provide a link to allow you to look this up:

<https://publicaccess.wycombe.gov.uk/idxpa-web/search.do?action=weeklyList>

## Planning – Weekly List

Search Planning Applications either validated or decided in a given week.

[Simple](#) [Advanced](#) **Weekly/Monthly Lists** [Property](#) [Map](#)

**Weekly List** [Monthly List](#)

Parish:    
Ward:    
Week beginning:    
Show applications:  Validated in this week  
 Decided in this week

If you require further information please contact Sarah Barfield at [sarah.barfield@wycombe.gov.uk](mailto:sarah.barfield@wycombe.gov.uk)

## 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](mailto:hitmailbox@buckscc.gov.uk).