



WYCOMBE
DISTRICT COUNCIL

Issue 26/2019

Planning Bulletin

03 July 2019

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Protecting offices on our business parks

In May we publicised that we were intending to take steps to protect offices being changed to residential uses through the use of permitted development rights. Having considered the very small number of representations that we received, we confirmed Article 4 Directions on 26 June 2019 and they will come into effect on 20 July 2020.

This means that in the future proposals, to change offices to residential uses, in the areas listed below will require planning permission from 20 July 2020.

- 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 details of each site can be found on the Council's website using the following link <https://www.wycombe.gov.uk/pages/Planning-and-building-control/Adopted-Wycombe-planning-policy-and-guidance/Article-4-Directions.aspx>.

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 consulting 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 is consulting on the Princes Risborough Expansion Supplementary Planning Document from Tuesday 4 June until Sunday 21 July 2019, 11.59 p.m.

The Council is organising several events at the Community Centre, Wades Park/ Stratton road, Princes Risborough, HP27 9AX:

- exhibition event on 2 July (2 to 6 pm) , and
- public meetings on 2 July (7.30 pm) and 16 July (7.30 pm) (book your place online)

More information can be found here www.wycombe.gov.uk/risborough-expansion

Reminder: High Wycombe Transport Strategy

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.

To draw in the widest possible feedback we are 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

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.

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 26 June 2019

Application Ref: 17/05784/FUL

Site Address: Sir William Borlases Grammar School West Street Marlow
Buckinghamshire SL7 2BR

Proposal: Erection of new sports hall building including changing rooms, lockers, toilets and 2 classrooms/studios with teachers offices, removal of three tennis courts to enable relocation of grass pitch, new multi-use games area and re-arrangement of parking spaces adjacent to the Chapel.

Decision: Application Permitted

Application Ref: 17/07195/FUL

Site Address: 15 & 17 New Road High Wycombe Buckinghamshire HP12 4LH

Proposal: Demolition of existing bungalow and construction of a two & a half storey block containing 10 flats (6 x 2 bed & 4 x 1 bed) with associated parking and landscaping

Decision: Minded to grant permission subject to completion of a Planning Obligation or other agreement

Application Ref: 17/08464/R9OUT

Site Address: West Site Former Compar Works Bellfield Road High Wycombe Buckinghamshire

Proposal: Outline application (including details of access) for erection of a 6 storey residential scheme for 68 units with associated parking provision and highways works.

Decision: Minded to grant permission subject to completion of a Planning Obligation or other agreement

Application Ref: 18/05323/R9FUL

Site Address: West Site Former Compar Works Bellfield Road High Wycombe Buckinghamshire

Proposal: Erection of 12 business units with associated parking provision

Decision: Deferred

Application Ref: 19/05601/FUL

Site Address: Garages And Access Road The Cottages Bricks Lane Beacons Bottom Buckinghamshire

Proposal: Demolition of existing garage block and construction of a detached 4 bedroom part-subterranean dwelling

Decision: Application Permitted

Application Ref: 19/06031/FUL

Site Address: Site Of 80 Daws Hill Lane High Wycombe Buckinghamshire

Proposal: Demolition of existing dwelling & erection of 2 x 4-bed detached dwellings with associated bin stores & car parking

Decision: Application Refused

Application Ref: 18/05597/OUT

Site Address: Slate Meadow Stratford Drive Wooburn Green Buckinghamshire

Proposal: Outline application (all matters reserved) for the development of up to 150 dwellings (including affordable homes), accessed off Stratford Drive, together with ancillary infrastructure including the provision of public open space, parking and circulation facilities and the management and protection of the water and ecological environments.

Decision: Minded to grant permission subject to completion of a Planning Obligation or other agreement

Application Ref: 18/07842/FUL

Site Address: Chequers End Equestrian Centre Chequers Lane Cadmore End Buckinghamshire HP14 3PQ

Proposal: Change of use of existing equine centre (Class D2) to a school (Class D1) including demolition of existing offices and stables and construction of secondary school building with attached glazed link to converted buildings to form a primary school/admin building and assembly/gymnasium, construction of outdoor astroturf sports pitch, alterations to existing access to provide access to the school and adjacent paddock and associated parking, landscaping, lighting and fencing

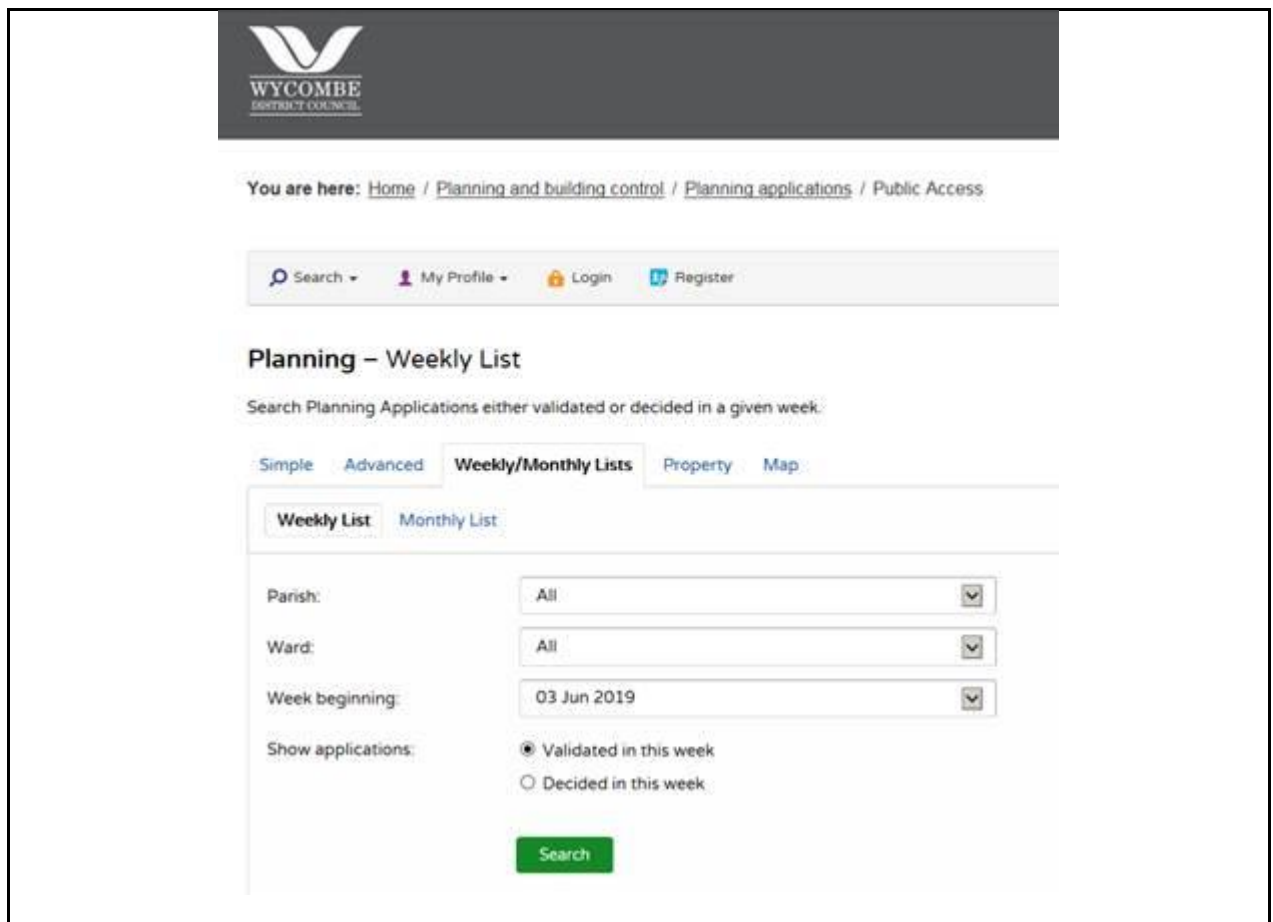
Decision: Application Refused

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

Weekly List of Planning Applications

To get the weekly list, click on the link and then click on 'validated in this week', then hit search.

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



The screenshot shows the Wycombe District Council website interface for searching planning applications. At the top left is the Wycombe District Council logo. Below it is a breadcrumb trail: "You are here: Home / Planning and building control / Planning applications / Public Access". A navigation bar contains links for "Search", "My Profile", "Login", and "Register". The main heading is "Planning – Weekly List", followed by the instruction "Search Planning Applications either validated or decided in a given week:". There are four tabs: "Simple", "Advanced", "Weekly/Monthly Lists" (which is selected), and "Property Map". Under the "Weekly/Monthly Lists" tab, there are two sub-tabs: "Weekly List" (selected) and "Monthly List". The search form includes three dropdown menus: "Parish:" set to "All", "Ward:" set to "All", and "Week beginning:" set to "03 Jun 2019". Below these is a "Show applications:" section with two radio buttons: "Validated in this week" (which is selected) and "Decided in this week". A green "Search" button is located at the bottom of the form.

If you require further information please contact Sarah Barfield at sarah.barfield@wycombe.gov.uk