

Planning Report – October 2020

<u>Application Ref</u>	<u>Proposal</u>	<u>Address</u>	<u>CPC recommendation</u>	<u>Ref number</u>	<u>SODC decision</u>
P19/S4178/RM Amended	Reserved Matters application for the construction of 116 dwellings with associated infrastructure, landscaping, parking, open space and reptile habitat. Application considers details of access, appearance, landscaping, layout and scale, following grant of outline planning permission P16/S3284/O for up to 132 dwellings. (as amended by plans and accompanying information received 28 August 2020).	Land to rear of Greenwood Avenue	19 Dec 2019 – Objection 22 April 2020 – Objection 14 Sept 2020 – Objection If SODC are minded to object, then CPC are very happy to support your objections on these grounds: This development remains an urban style of development – to be in keeping with the surrounding area the layout needs to be a more rural design, containing a less formal appearance as has been done successfully in the other recent developments in the village. Insufficient parking – as this is a village of low employment opportunities with a lack of public transport most residents work and need a car – 1 parking space per bedroom is required. We need to clarify the distance for access to the rear of the properties. Persimmon has offered minimal support and cooperation in these applications and have only acknowledged by change a small portion of our objections.	160807 175373	
P20/S2625/HH	Proposed first floor extension over existing garage. Single storey rear extension. Canopy over garage doors.	15 Leyburne Gardens	No Objection	175374	
P20/S2899/FUL	Demolition of existing derelict cottage & construction of new 4x bedroom detached house. Change of use of section of land adjacent to redundant farm buildings for construction of 2x bay carport, parking area & access from existing track via peacock hotel.	11 Henton	No Objection	175375	

P20/S2840/HH	Placement of a garden shed	5 Dimbles Gate	No Objection	175376	
P20/S2761/HH	Ground floor side extension	Spencers Gate, Red Lane	No Objection	175377	
P20/S2475/HH Amended	First floor front extension, front bay window, internal alterations and dormer to garage roof. (As per amended plans submitted 2 September 2020)	Orchard House, 8C Oakley Road	Aug 2020 - No Objection No Objection CPC note the concerns from neighbours regarding privacy concern with the amended application.	173228 175378	
P20/S3074/HH	Removal of sectional concrete garage and lean to rear canopy. Construction of new rear and side single storey extension and replacement of conservatory roof with new flat roof.	20 Wykeham Rise	No Objection Need to clarify if the parking allocation is satisfactory.	175379	
P20/S3121/HH	Balcony at first floor to side elevation.	Westbrook Barn Henton	No Objection	175380	
P20/S2439/FUL	Variation of condition 2 (approved plans) on application P19/S1634/FUL (Erection of single storey 2-bedroom dwelling) amendments to porch and slate instead of tile roof.	22 Oakley Lane	Aug 2020 - Objection Not in keeping with surrounding area. Materials to be used need to match the other properties in the area. Sept 2020 – Objection withdrawn and a letter written to Adrian Duffield	173226 175381	
P20/S3202LDP For Info Only	Construct single storey side extension	11 Oakley Lane	No comments as Cert of Lawful Development. For Info Only.	Noted	
P20/S2233/HH	Replacement of existing conservatory with oak framed orangery, conversion of existing garage and construction of new detached oak framed garage with workshop above.	1-2 The Cottage Hill Top Lane	No Objection Support Forestry Officer report	173224	

P20/S2355/HH	Erection of fence along the boundary of Kiln Avenue	Kiln Avenue	No Objection The specification needs to be the same, or better than the previous specification. 17-09-2020 Objection – unless the original specification is used. By this we mean the specification which was originally approved as proposed by SODC.	173225 175515	
P20/S2497/N1A	Conversion of existing first and second floor offices to form three self-contained residential units	Robert House, Station Road	For information only – no comments required. CPC to contact the officer regarding concerns over loss of parking and highlight the mass pressure of traffic already on Station Road.	173229	
P20/S2501/HH	Demolition of previous side and rear, single and two storey extension, and erection of new single and two storey wrap around extension to create a larger family house with associated split level garage to rear of site, relocation of main access.	Hillside, Chinnor Hill	No Objection. CPC support the pre-advice letter from the officer.	173230	
P20/S0676/RM Amended	Reserved Matters application following outline planning permission P16/S4079/O (Erection of seven detached and semi-detached two-storey dwellings together with access, parking and amenity space) seeking approval of matters of appearance, landscaping and scale (additional landscaping details provided as shown on amended plans received 1st April 2020 and 8th July 20).	Site rear of Lower Icknield Way	No Objection with comments - Amended Access dimensions should be checked to ensure that public service vehicles can enter and turn in the development legally. In the event that this is not possible, an area needs to be shown for bins to be put safely by the B4009 on collection days. The amendment does not seem to have addressed the issue with the comments from no 63 Lower Icknield Way as to boundary demarcation.	172174 165189	
P20/S0534/FUL	Temporary storage for 12 months of building materials for a reconstructed Old English Barn, replacing existing demolished agricultural sheds.	Site adjacent to 7 Emmington	No Objections The timescales need to be monitored closely	166188	

P20/S2027/HH	Construction of double garage	Tall Trees, High Street	No Objections	171500	
P20/S1584/HH	Proposed two-storey and single storey side and rear extensions to existing house (As per amended plans submitted 09 June 2020)	5 Wykeham Rise	No Objection with comments The Velux side window should be obscured glass Please ensure light and parking regulations are met.	171498	
P20/S1618/FUL	Demolition of single storey attached garage and construction of new two storey side attached dwelling.	33 Cowleaze	Objection Overdevelopment. Producing 2 sub-standard dwellings which are not in keeping as the rest of Cowleaze consists of detached or semi-detached dwellings with no terraces and of poor design. Parking facilities at both properties appear to be below minimum size. Introduces a dangerous corner between Cowleaze and Robins Platt. Access to rear parking space may cause difficulties to residents of Robins Platt. Chinnor Neighbourhood Plan: Policy CH GP2 - Protection of Habitats of Significance - Ensuring that there will be no loss to existing trees and hedgerows. There is a large tree within the proposed build that would be removed if planning approved and local objections point to habitat loss to local species	169687	
P19/S4079/DIS	Discharge of conditions 5 - dwelling mix; 6 - ground levels; 7 - travel plan; 9 - vehicular access; 12 - drainage strategy; 13 - surface water drainage; 14 - tree protection; 15 - landscape management; 16 - noise mitigation; 17 - odour and pollutant mitigation; and 18 - air quality on application ref. P16/S3284/O (Additional drainage information received 14 May 2020)	Land to the rear of Greenwood Avenue	Objection Support objections raised by Chinnor and Princes Risborough Railway Please refer to recent Appeal Dismissed against Traylor Wimpey for the acoustic fencing at Old Kiln Lakes. Similar protection would be required here.		
P19/S3006/FUL	Residential development of three dwellings with associated access (as amended by drawings received on 9 December 2019 to alter the layout of the development)	Land adjacent to 54 Lower Icknield Way	Objection Overdevelopment of this site. Dangerous access point onto an already heavily congested and highly developed road Insufficient visitor parking allocation. From the plans it appears doubtful that the access road would be suitable for refuse vehicle	161715	

P19/S2366/O	Outline planning application for erection of a detached house, incorporating access, layout and scale and all other matters reserved (reduction from two to one dwelling, removal of garage and alterations to parking layout as shown on amended plans received 16th October 2019 and existing trees and indicative planting shown on amended plans received 3rd February 2020).	63, Lower Icknield Way	Objection Overcrowded form of development. Semi-detached houses are not in keeping with the surrounding development. Inadequate supply of visitor parking as this would cause overflow onto already congested B4009. There is already too much traffic exiting onto the B4009 from previous developments in this area. There is no provision for the refuse vehicle to make a forward entry & exit to this site so the refuse bins would be added to the on-street obstructions. It also fails to meet CNP Policy: CHH1 although it is infill it does not have suitable parking and turning arrangements and does impact the local highway network.	158330	
P18/S1948/HH	First floor extension to existing dwelling, and 2-storey side and rear extension. New detached double garage (to replace existing) (as amended 19 November 2018)	High Woods, Chinnor Hill	No Objections Supports the Countryside Officers holding objection.	136984	
P20/S1822/HH Amended	Proposed part 2-storey part single storey side/rear extension (As per amended plans submitted 24 July 2020)	7 Lacemakers	June 2020 – No Objection August 2020 – No Objection Loss of parking a concern and access to the rear of the property for bin storage needs to be clarified.	169693	<u>Approval Sept 2020</u>
P20/S2438/FUL	Variation of condition 2 of P19/S4105/FUL for a further 6 months due to COVID-19 Retrospective planning application to retain replacement factory building as constructed with additional landscaping.	Chinnor Turf	No Objection	173227	<u>Approval Sept 2020</u>
P20/S2206/HH	Two storey and single storey front extension and exterior alterations	Wainhill Farm, Wainhill	No Objections	171501	<u>Approval Sept 2020</u>
P20/S1992/HH	Construction of front porch extension & replacement of existing double glazed windows.	7 Orchard Way	No Objections	171499	<u>Approval Sept 2020</u>

P20/S1412/HH	First floor rear extension, car port and chimney flue to side elevation.	71 Cherry Tree Road	No Objection with comments Ensure that satisfactory provision has been made to access the rear of the property. Ensure that satisfactory bin storage facilities are provided. Loss of driveway a concern due to lack of parking. Ensure that legal levels of parking are provided		<u>Approval</u> <u>Aug 2020</u>
P20/S1738/HH	Single storey oak framed outbuilding to house indoor swimming pool plus associated plant room, home gym and changing room.	Henton Manor	No Objection		<u>Approval</u> <u>Aug 2020</u>
P20/S1421/HH	Replace existing window with French doors and small window in rear elevation. Construct glazed canopy at rear.	15 The Avenue	No Objection		<u>Approval</u> <u>Aug 2020</u>