

Planning Report – December 2020

<u>Application Ref</u>	<u>Proposal</u>	<u>Address</u>	<u>CPC recommendation</u>	<u>Ref number</u>	<u>SODC decision</u>
P20/S3339/HH Amended	Proposed single storey detached residential annexe with accommodation in the roof space, to serve as ancillary accommodation to the main dwelling at Chiltern View (As per amended plans submitted 30 November 2020).	Chiltern View Chinnor Hill	14-12-2020 No Objection 12-10-2020 No Objection This site appears to contain a worked out chalk pit which may have been refilled with unknown substances or equipment. This should be brought to the notice of the environmental health dept.	180434 176995	
P20/S4231/HH	Single storey front extension, two storey side extension and part two storey part single storey rear extension	33 Wykeham Rise	14-12-2020 No Objection	180435	
P20/S4206/HH	Single storey rear corner infill extension including replacement of flat roof with pitched roof.	Shaws Field Chinnor Hill	14-12-2020 No Objection	180436	
P20/S4576/FUL	Erection of replacement building to create single family dwelling	Shaws Field Chinnor Hill	14-12-2020 No Objection Support the officer's pre-application advice	180437	
P20/S4185/FUL	Variation of condition 6 (drainage strategy) on application P16/S4079/O Erection of seven detached and semi-detached two-storey dwellings together with access, parking and amenity space.	Land rear of 59-63 Lower Icknield Way	14-12-2020 No Objection	180438	

P20/S4032/HH	Demolition of existing conservatory, erection of single storey rear extension, part single part double rear extension, new front porch, internal changes and external finishes	Conifers 54 Oakley Lane	Nov 2020 No Objection	178494	
P20/S4078/HH	Extension at ground floor, a 1.2 metre width extension at first floor and a front porch extension with associated roof and fenestration alterations. Demolition of existing garage at rear, new 3-bay garage to front.	71 Lower Icknield Way	Nov 2020 No Objection	178495	
P20/S3637/PDH	Single storey rear extension.	37 Greenwood Ave	For Info Only – Noted.	Noted	
P20/S3202LDP For Info Only	Construct single storey side extension	11 Oakley Lane	No comments as Cert of Lawful Development. For Info Only.	Noted	
P19/S0024/FUL	The Barn House - partial demolition, rear extension and conversion of garage roof with dormer. Erection of 7 dwellings (as amended to reduce the number of dwellings and to alter the layout and design of the development)	The Barn House 46 Lower Icknield Way	24-10-2019 - Objection CPC note the alterations in this amendment but they do not mitigate the original objections. Contrary to NHP CH H1: Not a designated site and not an infill development Not included in list of site allocations in CNHP CH H6 Adverse effect on the views over the AONB Contrary to SODC design guide Dangerous access point onto an already heavily congested and highly developed road.		<i>In relation to the above I can advise that there have been some legal issues between the owner of the site and the prospective purchaser in relation to the completion of the S106 legal agreement required in connection with the application. Approval pending.</i>
P18/S1948/HH	First floor extension to existing dwelling, and 2-storey side and rear extension. New detached garage	High Woods, Chinnor Hill	No Objections Supports the Countryside Officers objection.	136984	<i>I requested a tree survey and this has not yet been received.</i>
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/S3238/FUL	Variation of condition 5 (to facilitate an alternative landscape scheme, post commencement / completion / occupation of the development) on P16/S3471/FUL – erection of two detached dwellings	65A and 65B Lower Icknield Way	12-10-2020 No Objection This particular variation is fine, but we need to remind the officers that there are outstanding enforcement actions on this site. Particularly that the road between the B4009 and the occupied houses has not yet been surfaced, causing considerable problems with refuse collections / bins etc. EN.0011/17 and SE20/91 Objections from neighbour were considered.	176992	
P20/S2027/HH	Construction of double garage	Tall Trees, High Street	No Objections	171500	
P20/S3523/FUL	Removal of condition 23 Play Area on planning application P16/S3284/O Outline planning application for erection of up to 140 dwellings	Land south of Greenwood Avenue (Persimmon development)	12-10-2020 - No Objection The monetary contribution from the developer should not be specified for site specific use and should be to the value, or more, as per previous meetings with Persimmon Homes.	176996	
P20/S2355/FUL Amended	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. 25-09-2020 No objection to the fence, but it must be part of the original Acoustic solution in that the fence is on top of or built into the original planned Bund. CPC would strongly object to anything that does not comply with the planning condition, that is with the bund whilst the actual fencing can be from whatever supplier meets the specification required. 12-10-2020	173225 175515 175515 176987	

			Objection – It appears that the specification proposed by Taylor Wimpey is not equivalent or better than the specification in the original RM approval. It should be noted that the same developer has provided a correctly specified fence on the other side of the railway line in the same location. Therefore, there should be no relaxation of the specification and enforcement should be proceeded with.		
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	
P19/S4079/DIS	Discharge of conditions , 6, 7, 9, 12, 13, 14, 15, 16, 17, 18. Application ref. P16/S3284/O	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.		
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 bene 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	15 The Avenue	No Objection		<u>Approval</u> <u>Aug 2020</u>
P20/S1822/HH Amended	Proposed part 2-storey part single storey side/rear extension (As per amended plans submitted 24 July)	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</u> <u>Sept 2020</u>
P20/S2438/FUL	Variation of condition 2 of P19/S4105/FUL for a further 6 months due to COVID-19	Chinnor Turf	No Objection	173227	<u>Approval</u> <u>Sept 2020</u>
P20/S2206/HH	Two storey and single storey front extension and exterior alterations	Wainhill Farm, Wainhill	No Objections	171501	<u>Approval</u> <u>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</u> <u>Sept 2020</u>
P20/S0676/RM Amended	Reserved Matters application following outline planning permission P16/S4079/O (Erection of seven detached and semi-detached two-storey dwellings) seeking approval of matters of appearance, landscaping and scale (amended plans 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	<u>Approval</u> <u>October 2020</u>
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	173226 175381	<u>Approval</u> <u>October 2020</u>
P20/S2475/HH Amended	First floor front extension, front bay window, internal alterations and dormer to garage roof. (As per amended plans submitted 2 Sept 2020)	Orchard House, 8C Oakley Road	Aug 2020 - No Objection Sept 2020 - No Objection CPC note the concerns from neighbours regarding privacy concern with the amended application.	173228 175378	<u>Approval</u> <u>October 2020</u>

P20/S2625/HH	Proposed first floor extension over existing garage. Single storey rear extension. Canopy over garage doors.	15 Leyburne Gardens	No Objection	175374	<u>Approval</u> <u>October 2020</u>
P20/S2761/HH	Ground floor side extension	Spencers Gate, Red Lane	No Objection	175377	<u>Approval</u> <u>October 2020</u>
P20/S2233/HH	Replacement of existing conservatory with oak framed orangery, conversion of existing garage and construction of new detached garage with workshop.	1-2 The Cottage Hill Top Lane	No Objection Support Forestry Officer report	173224	<u>Approval</u> <u>October 2020</u>
P20/S2497/N1A	Conversion of existing first and second floor offices to form three self-contained residential units	Robert House, Station Road	CPC to contact the officer regarding concerns over loss of parking and highlight the mass pressure of traffic already on Station Road.	173229	<u>Approval</u> <u>October 2020</u>
P20/S2987/AG Agricultural Notification	A new building to extend sheep flock. Used for lambing & storage.	Drovers Farm, Henton	CPC not notified of application		<u>Approval</u> <u>October 2020</u>
P20/S3179/A	Non illuminated high level hanging sign from timber post	The Green adjacent to The Peacock, Henton	12-10-2020 No Objection	176991	<u>Approval</u> <u>Nov 2020</u>
P20/S1618/FUL Amended	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	<u>Approval</u> <u>Nov 2020</u>

			12-10-2020 No Objection We are pleased to note that some of our objections have been addressed to some degree. However, we feel that it is unfortunate that SODC are unable, due to the current planning regulations, to take more notice of objections that pertain to the preservation of the existing village atmosphere.	176988	
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	<u>Approval</u> <u>Nov 2020</u>
P20/S2840/HH	Placement of a garden shed	5 Dimbles Gate	No Objection	175376	<u>Approval</u> <u>Nov 2020</u>
P20/S3263/AG	Steel framed agricultural building to be used as a lambing shed and storage of food and bedding for sheep and pigs.	Henton Manor, New Close Farm Road, Henton	12-10-2020 No Objections SODC need to ensure that FP14 is preserved, in as near as possible to its original route. Response from CPRE was noted.	176998	<u>Approval</u> <u>Nov 2020</u>
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	<u>Approval</u> <u>Nov 2020</u>
P20/S3121/HH	Balcony at first floor to side elevation.	Westbrook Barn Henton	No Objection	175380	<u>Approval</u> <u>Nov 2020</u>
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	<u>Approval</u> <u>Nov 2020</u>

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	<u>Approval</u> <u>Nov 2020</u>
P20/S2501/HH Amended	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. 12-10-2020 No Objection	173230 176990	<u>Approval</u> <u>Nov 2020</u>
P20/S3457/HH	Side extension to garage and shed	10 Wykeham Rise	Nov 2020 No Objection	178490	<u>Approval</u> <u>Dec 2020</u>
P20/S3440/HH	Partial garage conversion to form study including insertion of window in side wall.	15 The Avenue	12-10-2020 No Objection	176994	<u>Approval</u> <u>Dec 2020</u>
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 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	158330	<u>Approval</u> <u>Dec 2020</u>
P20/S2864/HH	Proposed single vehicle garage.	1 Equine Way	Nov 2020 No Objection	178489	<u>Approval</u> <u>Dec 2020</u>
P20/S3459/HH	Proposed single storey rear extension.	14 Red Kite Road	12-10-2020 No Objection	176997	<u>Approval</u> <u>Dec 2020</u>
P20/S3661/HH	Garage conversion. Relocate front entrance door and changes to fenestration	2 Middle Way	Nov 2020 No Objection Comment – to ensure sufficient parking remains	178491	<u>Approval</u> <u>Dec 2020</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	<p>19 Dec 2019 – Objection 22 April 2020 – Objection</p> <p>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.</p>	160807 175373	<u>Approval of Reserved Matters Dec 2020</u>
P20/S3658/FUL	Proposed hair salon – extension to existing garage.	15 Springfield Gardens	<p>Nov 2020 Objection Un-neighbourly and overdevelopment. Not in-keeping with surrounding area – change of use for a commercial business in a residential setting. Against Chinnor NHP – CH H1. Discharge of sewage a concern. Disabled access not included in design. Parking a concern as there is no street parking available due to the high density of this area.</p>	178493	<u>Approval Dec 2020</u>