

**Contact:** Charles Power

**DDI No.** 01494 421513

**App No :** 09/05790/FUL                      **App Type:** Full Application

**Application for :** Change of use of land to include the stationing of caravans for 9 gypsy pitches with utility/day room buildings and hard-standing ancillary to that use (part retrospective)

**At** Land At Hemley Hill Upper Icknield Way Saunderton Buckinghamshire

**Date Received :** 05/05/09                      **Applicant :** Mr Patrick Hanrahan

**Recommendation:** Minded to Refuse

- 1 The proposed development is inappropriate in the Green Belt. It has a serious detrimental impact upon its openness and upon the character and appearance of the countryside. In addition the development consolidates the built up appearance and physical development of the area. The special circumstances in terms of the Human Rights of the occupiers their gypsy status the lack of alternative sites and their health and educational requirements are not considered to outweigh the serious harm to the Green Belt. The proposal is therefore contrary to policy GB2 (Development in the Green Belt) of the adopted Wycombe District Local Plan to 2011 (as saved extended and partially replaced) and policies CS2 (Main Principles for the Location of Development) Policy CS7 (Rural settlements and the Rural Areas) CS9 (Green Belt) and CS14 (Gypsies, Travellers and Travelling Showpeople) of the Core Strategy DPD (Adopted July 2008).
  
- 2 The proposed development due to its layout, utilitarian design and materials is not in sympathy with the local landscape or local building styles. It has no regard for the established historic landscape features or settlement patterns. The development will damage the future public enjoyment of the area by impacting negatively upon the Upper Icknield Way and the Ridgeway National Trail and upon wider views. As such the development does not conserve the scenic beauty, special character and appearance of the Chilterns Area of Outstanding Natural Beauty. The proposal will fail to comply with policy L1 (The Chilterns Area of Outstanding Natural Beauty), G3 (General Design Policy), G10 (Landscaping) and Policy RT15 (The Ridgeway Path) of the adopted Wycombe District Local Plan to 2011 (as saved extended and partially replaced) and policies CS1 (Sustainable Development), CS2 (Main Principles for the Location of Development), CS14 (Gypsies, Travellers and Showpeople), CS17 (Environmental Assets) and CS19 (Raising the Quality of Place Shaping and Design) of the Core Strategy DPD (Adopted July 2008).
  
- 3 In recognising the problems associated with increasing demand on highways, education and other infrastructure, the Council has adopted a Supplementary Planning Document aimed at providing improvements or additions to this infrastructure. This requires development to make a commensurate contribution towards this infrastructure where the proposal would otherwise have an unacceptable impact on the provision of these services. In the absence of a S106 Planning Obligation or other agreement to secure a contribution towards transport, public open space, education (secondary), indoor sport and leisure, fire services and environmental schemes this proposal would undermine the objectives of the strategy and would have an unacceptable impact on these services.

The proposal is contrary to policies CS20 (Transport and Infrastructure) and CS21 (Contribution of Development to Community Infrastructure) of the Core Strategy DPD (Adopted July 2008), the requirements of the Developer Contributions Supplementary Planning Document (Adopted April 2007) and the Developer Contributions guide for Prospective Developers (adopted April 2007 and revised January 2009).

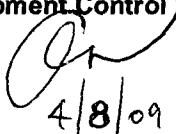
INFORMATIVE(S)

- 1 The applicants attention is drawn to reason for refusal number 3. This objection could be overcome were an appropriate S106 planning obligation or other agreement to be secured in respect of infrastructure and developer contributions that are required in connection with the Council's Adopted Developer Contributions Supplementary Planning Document.

The Planning Inspectorate advise that if you are intending to submit an appeal that any legal agreements that you intend to rely on should be completed and submitted with your appeal statement. The Appeal Regulations allow 6 months from the date of this refusal in order for you to submit your appeal and as such the Council would expect you to delay submitting any appeal until these matters are substantially resolved. The Planning Inspectorate will not hold an appeal in abeyance because of delays in these matters.

Please contact the Planning Department or refer to the Case Report if you require further details in this matter. The other reason(s) for refusal remain valid.

**Agreed**

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|-----------------------------------|-----------------------|---|
| <b>Principal Planning Officer</b> | <b>DC Team Leader</b> | <b>Development Control Manager</b>  |
| Date:                             | Date:                 | Date: <br>4/8/09 |