

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/K0425/W/19/3233054

Appeal By

H & H ELITE DEVELOPMENTS LTD

Site Address

2 Beechwood Drive
MARLOW
SL7 2DJ

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes ☒ No ☐

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes ☒ No ☐

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes ☐ No ☒

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☐ No ☒

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes ☐ No ☒

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes ☐ No ☒

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes ☐ No ☒

5. Was a site ownership certificate submitted with the application? Yes ☒ No ☐

6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990? Yes ☐ No ☒

7. Does the appeal relate to a county matter? Yes ☐ No ☒

8. Please indicate the development type for the application to which the appeal relates.

Major Developments		<input type="checkbox"/>
Minor Developments		<input checked="" type="checkbox"/>
Other Developments		<input type="checkbox"/>
8.b. Minor Developments		
Dwellings		<input checked="" type="checkbox"/>
Offices/R and D/light industry		<input type="checkbox"/>
General industry/storage/warehousing		<input type="checkbox"/>
Retail and services		<input type="checkbox"/>
Traveller caravan pitches		<input type="checkbox"/>
All other minor developments		<input type="checkbox"/>
Is the appeal site within:		
9.a. A Green Belt?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 3		
11. Would the development require the stopping up or diverting of a public right of way?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 4			
Environmental Impact Assessment - Schedule 1			
20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Environmental Impact Assessment - Schedule 2			
20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
20.c.i. Have you issued a screening opinion (SO)	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Environmental Impact Assessment - Environmental Statement (ES)			
20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Environmental Impact Assessment - Publicity			
20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Applies	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
PART 5			
22. Do you wish to attach your statement of case?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
For appeals dealt with by written representations only			
23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Copies of the following documents must, if appropriate, be attached to this questionnaire			
24.a. a copy of the letter with which you notified people about the appeal; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>
24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>
Deadline	16/09/2019		
24.c. all representations received from interested parties about the original application;			<input type="checkbox"/>
24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;			<input type="checkbox"/>

24.e. any representations received as a result of a service of a site ownership notification; ☒

☒ [see 'Questionnaire Documents' section](#)

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan); ☒

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

List of policies

CP1, CP4, CP9, CP12, DM20, DM22, DM32, DM33, DM35, DM38, DM39, DM40, DM41 - DM1, DM2, DM17, DM18

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction; ☐

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when; ☐

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption; ☒

In the case of emerging documents, please state what stage they have reached.

☒ [see 'Questionnaire Documents' section](#)

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted; ☐

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; ☐

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

24.m. your Authority's CIL charging schedule is being/has been examined; ☐

24.n. your Authority's CIL charging schedule has been/is likely to be adopted; ☒

Please provide the date of adoption:

01/04/2013

24.o. any other relevant information or correspondence you consider we should know about. ☒

☒ [see 'Questionnaire Documents' section](#)

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes ☐ No ☒

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes ☐ No ☒

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.



LPA's reference

19/05678/FUL

Completed by

Peter Miller

On behalf of

Wycombe District Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/K0425/W/19/3233054

Appeal By H & H ELITE DEVELOPMENTS LTD

Site Address
2 Beechwood Drive
MARLOW
SL7 2DJ

The documents listed below were uploaded with this form:

Relates to Section: PART 4
Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.
File name: Site Notice.pdf

Relates to Section: PART 4
Document Description: 21. Copies of any comments that you have received in response.
File name: 3663611-original.pdf
File name: 3663507-original.pdf
File name: 3664907-original.doc
File name: 3665943-original.pdf
File name: 3654393-original.pdf
File name: 3656559-Background Papers-REPRESENTATION.tif
File name: 3669105-original.pdf
File name: 3666353-original.pdf
File name: 3662639-original.pdf
File name: 3651447-original.pdf
File name: 3662640-original.pdf

Relates to Section: PART 5
Document Description: 24.a. A copy of the letter with which you notified people about the appeal.
File name: Appeal Notification Letter .doc

Relates to Section: PART 5
Document Description: 24.b. A document containing a list of the people you notified of the appeal.
File name: Appeal Circulation LIST.doc

Relates to Section: PART 5
Document Description: 24.e. Copies of any representations received as a result of a service of a site ownership notification.
File name: Arb Comments.doc

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: Front Cover 17.pdf
File name: Cover sheet adopted July 2013.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: DM33 – MANAGING CARBON EMISSIONS TRANSPORT AND ENERGY GENERATION.pdf

File name:	DM40 – INTERNAL SPACE STANDARDS.pdf
File name:	DM38 – WATER QUALITY AND SUPPLY.pdf
File name:	DM39 – MANAGING FLOOD RISK AND SUSTAINABLE DRAINAGE SYSTEMS.pdf
File name:	DM32 – LANDSCAPE CHARACTER AND SETTLEMENT PATTERNS.pdf
File name:	DM20 – MATTERS TO BE DETERMINED IN ACCORDANCE WITH THE NATIONAL PLANNING POLICY FRAMEWORK.pdf
File name:	CP9 – SENSE OF PLACE.pdf
File name:	DM35 – PLACEMAKING AND DESIGN QUALITY.pdf
File name:	DM41 – OPTIONAL TECHNICAL STANDARDS FOR BUILDING REGULATION APPROVAL.pdf
File name:	CP1 – SUSTAINABLE DEVELOPMENT.pdf
File name:	CP4 – DELIVERING HOMES.pdf
File name:	CP12 – Climate Change.pdf
File name:	DM22 – HOUSING MIX.pdf
File name:	DM2 – Transport requirements of development sites.pdf
File name:	DM1 – Presumption in favour of Sustainable Development.pdf
File name:	DM17 – Planning for Flood Risk Management.pdf
File name:	DM18 – Carbon reduction and water efficiency.pdf
Relates to Section:	PART 5
Document Description:	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
File name:	Housing Intensification SPD - ALL.pdf
Relates to Section:	PART 5
Document Description:	24.o. Copies of any other relevant information or correspondence you consider we should know about.
File name:	08 07255 plot 1 floor.pdf
File name:	17 08390 plot 1 floor.pdf
File name:	17 8390 plot 2 floor.pdf
File name:	08 07255 desicion.pdf
File name:	08 07255 plot 2 floor.pdf
File name:	08 07255 block plan.pdf
File name:	08 07255 plot 2 elevation.pdf
File name:	17 8390 officer report.pdf
File name:	08 07255 elevation.pdf
File name:	17 8390 desicion.pdf
File name:	08 07255 report.pdf
File name:	17 08390 plot 2 elevation.pdf
File name:	17 08390 1 elevation.pdf
Completed by	Not Set
Date	19/08/2019 13:13:14
LPA	Wycombe District Council

Enquiries to: Peter Miller
Email: Peter.Miller@wycombe.gov.uk
Direct line: 01494 421073
Our ref: 19/05678/FUL
Appeal Ref: APP/K0425/W/19/3233054
Date: 19.08.2019



Appeal Circulation List

Appellant: H & H Elite Developments Ltd

Agent: Mr Robert Clarke - R Clarke Planning Ltd,

Site: 2 Beechwood Drive, Marlow, Buckinghamshire, SL7 2DJ,

Proposal: Demolition of the existing dwelling and the erection of two pairs of 4/5- bed semi-detached dwellings, with associated landscaping, car parking & creation of two new accesses from Beechwood Drive

Addresses:

- 1 Beechwood Drive, Marlow, Buckinghamshire, SL7 2DH
- 7 Beechwood Drive, Marlow, Buckinghamshire, SL7 2DH
- 6B Beechwood Drive, Marlow, Buckinghamshire, SL7 2DJ
- 4 Beechwood Drive, Marlow, Buckinghamshire, SL7 2DJ
- 9 Beechwood Drive, Marlow, Buckinghamshire, SL7 2DH
- 6A Beechwood Drive, Marlow, Buckinghamshire, SL7 2DJ

Consultees:

- Bucks Free Press – Andrew.Colley@london.newsquest.co.uk
- Chairman Planning Committee - Alan.Turner@wycombe.gov.uk
- Vice Chairman Planning Committee - Neil.Marshall@wycombe.gov.uk
- Council for Protection of Rural England - miles.green@brl4it.co.uk
- Arboriculture Spatial Planning - SpatialPlanningSurgery@wycombe.gov.uk
- Buckinghamshire County Council (Non Major SuDS) - sab@buckscc.gov.uk
- County Highway Authority - highwaysdmwycombe@buckscc.gov.uk
- Control Of Pollution Environmental Health - controlofpollution@wycombe.gov.uk
- District Councillor Cllr Neil Marshall
- District Councillor Cllr Alex Collingwood
- District Councillor Cllr Roger Wilson
- Parish - Marlow Town Council - office@marlow-tc.gov.uk

Planning and Sustainability - Penelope Tollitt, Head of Service

Wycombe District Council, Queen Victoria Road, High Wycombe, Bucks HP11 1BB

Tel: 01494 461000 DX 4411 High Wycombe -1 www.wycombe.gov.uk Twitter: @wycombedc

File Copy

Appeal Ref: APP/K0425/W/19/3233054
Our Ref: 19/05678/FUL
Enquiries to: Alexia Dodd
Direct Line: 01494 421462
Fax No: 01494 421108
Email: planning@wycombe.gov.uk
Minicom No: (01494) 413131
Date: 19.08.2019

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995

**AT: 2 Beechwood Drive
Marlow
Buckinghamshire
SL7 2DJ**

BY: H & H Elite Developments Ltd

APPLICATION FOR: Demolition of the existing dwelling and the erection of two pairs of 4/5- bed semi-detached dwellings, with associated landscaping, car parking & creation of two new accesses from Beechwood Drive

Appeal reference: APP/K0425/W/19/3233054

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Wycombe District Council to Non-determination of the application.

The appeal will be determined on the basis of a Written Representation . The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals Written Representations Procedure England Regulations 2009).

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> or by e-mailing NSI.Planning@planninginspectorate.gov.uk If you do not have access to the internet, you can send **three** copies to:

Planning and Sustainability - Penelope Tollitt, Head of Service

Wycombe District Council, Queen Victoria Road, High Wycombe, Bucks HP11 1BB

Tel: 01494 461000 DX 4411 High Wycombe -1 www.wycombe.gov.uk Twitter: @wycombedc

The Planning Inspectorate
3/10 Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received within 5 weeks from the Planning Inspectorates start date - 12.08.2019 . Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this Local Planning authority and will be considered by the Inspector when determining the appeal.

Please use the URL address below to view the appeal documents:
<http://publicaccess.wycombe.gov.uk>

You can get a copy of one of the planning Inspectorate's "Guide to taking part in Planning Appeals" booklets free of charge from the Planning Portal at
<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published on the Planning Portal.

Yours faithfully



Alexia Dodd
Development Management Officer