



**Planning, Growth & Sustainability**

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**Agent :**

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**Applicants Details :**

Gatland-Hanlon  
Oaklands Riding School, Frieth Road  
Marlow  
SL7 2QU

**APPLICATION NO: 21/08557/OUT**

**Town and Country Planning Act 1990**

**Town and Country Planning  
(Development Management Procedure) (England) Order 2015**

In pursuance of its powers under the above-mentioned Act and Orders the Buckinghamshire Council as Local Planning Authority hereby PERMIT:-

**Proposal: Outline application (including details of access) for demolition of existing barns and stables and erection of 1 x Residential Dwelling and ancillary Stables with all other matters reserved (Alternative scheme to PP/18/07929/OUT)**

**At: Oaklands Riding School  
Frieth Road  
Marlow  
Buckinghamshire  
SL7 2QU**

In accordance with your application received on 03.12.2021 and the plans and particulars accompanying it.

It will be subject to the following condition(s):-

- 1 Application for approval of the reserved matters of appearance, landscaping, layout and scale shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.  
Reason:  
To comply with the requirements of Section 92 of the Town & Country Planning Act 1990.
  
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers BC 1 and AP/106/01; unless the Local Planning Authority otherwise first agrees in writing.  
Reason:  
In the interest of proper planning and to ensure a satisfactory development of the site.
  
- 3 The details to be submitted for the approval of the Local Planning Authority within a Reserved Matters application seeking to determine matters of Layout shall include a scheme for parking and manoeuvring in accordance with Buckinghamshire Council's Countywide Parking Guidance policy document. The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall not be used for any other purpose.  
  
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
  
- 4 The following shall be submitted to and approved in writing by the Local Planning Authority before any development takes place:
  - a) A detailed site investigation has been carried out to establish:
    - i) If the site is contaminated;
    - ii) To assess the degree and nature of the contamination present;
    - iii) To determine the potential risks to human health, the water environment, the natural and historical environment, and buildings and other property by contaminants;
    - iv) Such detailed site investigation to accord with a statement of method and extent which shall previously have been agreed in writing by the Local Planning Authority and
  - b) The results and conclusions of the detailed site investigations referred to in (a) above have been submitted to and the conclusions approved in writing by the Local Planning Authority and

c) A scheme showing appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in (c) above.

Reason:

To ensure that the potential contamination of this site is properly investigated and its implication for the development is fully taken into account.

- 5 No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason:

In the interest of visual amenity of this sensitive rural site within the Chilterns Area of Outstanding Natural Beauty.

- 6 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.

Reason

In the interests of water efficiency as required by Policy DM41 (Optional Technical Standards for Building Regulations Approval) of the Local Plan.

- 7 Prior to the occupation of the development hereby permitted, one electric vehicle charging point with a minimum rating of 32amp must be installed in a location suitable to its use.

Reason:

To comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.

- 8 A scheme for the enhancing the quality of the development for ecology including a timetable for implementing the measures contained in the scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The approved measures shall be implemented in accordance with the approved timetable and shall thereafter be retained.

Reason:

This is a pre-commencement condition to ensure a biodiversity net gain, in line with policy DM34.

- 9 The development hereby approved shall store all additional runoff within the site and either reuse it or release it into the ground through infiltration. Where the additional runoff is not to be re-used or on-site infiltration methods are not proposed, details of how the risk of flooding elsewhere will not be increased shall be submitted to and approved by the local planning authority prior to any development taking place. The approved details shall thereafter be implemented prior to the development being brought into use and thereafter managed and maintained for the lifetime of the development.

Reason:

To ensure that the development does not increase the risk of flooding elsewhere.

#### INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF Buckinghamshire Council (BC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. BC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their applications.

In this instance:

- o the application was acceptable as submitted and no further assistance was required.

Dated: 28 March 2022



**Steve Bambrick**  
**Service Director of Planning & Environment**  
On behalf of the Council

<b>Decision Making Officer</b>	Heather Smith
<b>Case Officer</b>	Victoria Burdett

#### **FURTHER INFORMATION:**

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
  
- If you want to appeal against your local planning authority's decision to impose conditions then you must do so within 6 months of the date of this notice