

Directorate for Planning, Growth and SustainabilityCouncil Offices, Queen Victoria Road, High Wycombe, Buckinghamshire, HP11 1BB

planning.wyc@buckinghamshire.gov.uk 01494 412246 www.buckinghamshire.gov.uk

Wycombe Area

1. Site Address

Property name

Address line 1

Number

Suffix

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Address line 2		
Address line 3		
Town/city		
Postcode		
Description of site lo	cation must be completed if postcode is not known:	
Easting (x)	485700	
Northing (y)	191450	
Description		
Site of former sports	s centre, Marlow Hill, Wycombe, Buckinghamshire	
2. Applicant De	tails	
Title	Mr	
First name	Chris	
Surname	Page	
Company name	Dealership Developments Ltd	
Address line 1	6 Athena Court	
Address line 2	Athena Drive	
Address line 3	Tachbrook Park	
Town/city	Warwick	
Country	UK	
	Planning Portal Re	erence: PP-09973390
	3	

2. Applicant Detai	Is	
Postcode	CV34 6RT	
Are you an agent acting	g on behalf of the applicant?	⊚ Yes □ No
Primary number		
Secondary number		
Fax number		
Email address		
3. Agent Details		
Title	Mr	
First name	Kevin	
Surname	Conlon	
Company name	Axis 3 Design Ltd	
Address line 1	Unit 10 Athena Court	
Address line 2	Athena Drive	
Address line 3	Tachbrook Park	
Town/city	Warwick	
Country	United Kingdom	
Postcode	CV34 6RT	
Primary number		
Secondary number		
Fax number		
Email		
4. Site Area		
What is the measurement (numeric characters on	ent of the site area? 17320.00 ly).	
Unit	Sq. metres	
5. Description of t		
	of the proposed development or works including any ch	
below.		d Permission In Principle, please include the relevant details in the description
Proposed Porsche Cer car preparation and off	tre and Bentley Dealership for the sale and service of more accommodation.	otor vehicles including ancillary workshop, MOT Testing facility, parts storage,
Has the work or change	e of use already started?	

6. Existing Use			
Please describe the current use of the site			
The site is currently a vacant development plot with storage of motor vehicles.			
Is the site currently vacant?			
If Yes, please describe the last use of the site			
The site is that of the former leisure centre and swimming pool, Handy Cross Hu	b.		
When did this use end (if known)? DD/MM/YYYY			
Does the proposal involve any of the following? If Yes, you will need to sub	omit an appropriate contamination assessment with your application.		
Land which is known to be contaminated	□ Yes		
Land where contamination is suspected for all or part of the site			
A proposed use that would be particularly vulnerable to the presence of contami	nation		
7. Materials			
Does the proposed development require any materials to be used externally?			
Please provide a description of existing and proposed materials and finish	es to be used externally (including type, colour and name for each material)		
Walls			
Description of existing materials and finishes (optional):	NA		
Description of proposed materials and finishes:	Combination of flat panel rainscreen aluminium cladding. Trapezoidal metal cladding and green wall systems. Walls finished in RAL 9006 Silver and RA 7021 Black Grey.		
Roof			
Description of existing materials and finishes (optional):	NA NA		
Description of proposed materials and finishes:	Concealed shallow pitch roofs finished in metal cladding. Roofing finished in light grey.		
Windows			
Description of existing materials and finishes (optional):	NA		
Description of proposed materials and finishes:	Combination of structural glazing and curtain wall systems. Finished in RAL 9006 Silver and RAL 7021 Grey Black		
Doors			
Description of existing materials and finishes (optional):	NA NA		
Description of proposed materials and finishes:	Sectional overhead doors to workshop areas. Doors fully glazed or partially glazed and finished in RAL 9006 Silver.		
Boundary treatments (e.g. fences, walls)			
Description of existing materials and finishes (optional):	Existing plywood hoarding		

7. Wateriais				
Description of proposed materials and finishes:	Predominantly open boundaries to No protection hoops and bollards. Southe structure with combination of Living ar fence to compound area.			
Vehicle access and hard standing				
Description of existing materials and finishes (optional):	NA			
Description of proposed materials and finishes:	Predominantly macadam surfacing to roadways and parking areas with feature ares of charcoal grey block paving.			
Are you supplying additional information on submitted plans, drawings or a de	sign and access statement?	● Yes □ No		
If Yes, please state references for the plans, drawings and/or design and acce	ess statement			
Site location1:1250 OS Site location Drawing numbered P280-01V1:300 Proposed site plan Drawing numbered P280-02M1:200 Porsche Proposed GA Plans Drawing numbered P280-03B1:150 Porsche Elevations (1 of 2) Drawing numbered P280-04B1:150 Porsche Elevations (2 of 2) Drawing numbered P280-051:150 Prep building elevations Drawing numbered P280-061:500 site block plan				
CAD Visuals				
Green Hatch topographical survey 37619-T				
Drawing numbered 1439-0501-021:200 Bentley plans and elevations				
CIL Form Air Quality AssessmentPhlorum Ltd. Report 10614 Ecology ReportTurnstone Ecology Report TT3222 Marketing reportSavilles Marketing Report. Flood Risk AssessmentPCS Consultancy FRA Sustainable Drainage Design (SuDS)PCS Consultancy SuDS Transport AssessmentStantec Assessment Ref. 50782 Travel PlanStantec Assessment Ref. 50782/002 Site Investigation reportDiscovery CE Report 20008J-02				
8. Pedestrian and Vehicle Access, Roads and Rights of Wa	ay			
Is a new or altered vehicular access proposed to or from the public highway?	•	○ Yes • No		
Is a new or altered pedestrian access proposed to or from the public highway	?	○ Yes ® No		
Are there any new public roads to be provided within the site?	○ Yes ● No			
· · ·	cito?			
Are there any new public rights of way to be provided within or adjacent to the	· Site ?	○ Yes ● No		
Do the proposals require any diversions/extinguishments and/or creation of rig	☐ Yes ☐ No			
Not tale Beating				
9. Vehicle Parking				
Does the site have any existing vehicle/cycle parking spaces or will the propos spaces?	sed development add/remove any parking	○ Yes		
10. Trees and Hedges				
Are there trees or hedges on the proposed development site?		● Yes □ No		
And/or: Are there trees or hedges on land adjacent to the proposed developm development or might be important as part of the local landscape character?	ent site that could influence the	○ Yes No		
If Yes to either or both of the above, you may need to provide a full tree s required, this and the accompanying plan should be submitted alongside website what the survey should contain, in accordance with the current ' Recommendations'.	e vour application. Your local planning a	uthority should make clear on its		

11. Assessment of Flood Risk		
Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)		No
If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.		
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?		No No
Will the proposal increase the flood risk elsewhere?		No
How will surface water be disposed of?		
✓ Sustainable drainage system		
Existing water course		
Soakaway		
Main sewer		
Pond/lake		
12. Biodiversity and Geological Conservation Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the a or near the application site?	pplicatio	on site, or on land adjacent to
To assist in answering this question correctly, please refer to the help text which provides guidance on determining geological conservation features may be present or nearby; and whether they are likely to be affected by the property.	ng if any osals.	important biodiversity or
a) Protected and priority species: Yes, on the development site Yes, on land adjacent to or near the proposed development		
 No b) Designated sites, important habitats or other biodiversity features: Yes, on the development site Yes, on land adjacent to or near the proposed development No 		
c) Features of geological conservation importance: Yes, on the development site Yes, on land adjacent to or near the proposed development No		
13. Foul Sewage		
Please state how foul sewage is to be disposed of: Mains Sewer Septic Tank Package Treatment plant Cess Pit Other Unknown		
Are you proposing to connect to the existing drainage system?	Yes	○ No ○ Unknown
If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) re	eferences	
Proposed drainage strategy drawing		

14. Waste Storage and Collection						
Do the plans incorporate areas to store and aid the collection of waste?						
If Yes, please provide details:						
Area for refuse storage identified on site plan.						
Have arrangements been made for the separate storage and col	lection of recyclable wa	ste?	⊚ Yes □ No			
If Yes, please provide details:						
Development will have a commercial waste collection service incof motor vehicle components for recycling.	luding provision of sepa	arated waste for general	and recyclable waste plu	us separate collection		
15. Trade Effluent					_	
Does the proposal involve the need to dispose of trade effluents	or trade waste?		⊋Yes ® No			
16. Residential/Dwelling Units Please note: This question has been updated to include the I Applications created before 23 May 2020 will not have been under the gain, loss or change of use of res	updated, please read t	lirements specified by he 'Help' to see details	government. of how to workaround Yes • No			
Does your proposal involve the loss, gain or change of use of no Note that 'non-residential' in this context covers all uses except UPlease add details of the Use Classes and floorspace. Following changes to Use Classes on 1 September 2020: The list cases. Also, the list does not include the newly introduced Use Cland specify the use where prompted. Multiple 'Other' options can Use Class	Jse Class C3 Dwellingh t includes the now revol lasses E and F1-2. To p	ouses. ked Use Classes A1-5, B provide details in relation	to these or any 'Sui Ger	not be used in most neris' use, select 'Other'		
		metres)	(square metres)	metres)		
Other Sui Generis	0	0	6082	6082		
Total Loss or gain of rooms For hotels, residential institutions and hostels please additionally	0 indicate the loss or gain	of rooms:	6082	6082		
18. Employment Are there any existing employees on the site or will the proposed	d development increase	or decrease the number	of OYes No		_	
employees?			2103 21NO		-	
19. Hours of Opening						
Are Hours of Opening relevant to this proposal?						
Please add details of the of the Use Classes and hours of openin			1 and D1 2 that about	not be used in most		
Following changes to Use Classes on 1 September 2020: The list cases. Also, the list does not include the newly introduced Use Clayd specify the use where prompted. Multiple 10ther, options can	lasses E and F1-2. To p	rovide details in relation	to these or any 'Sui Ger	neris' use, select 'Other'		

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other Sui Generis	Start Time: 07:00 End Time: 19:00	Start Time: 08:00 End Time: 18:00	Start Time: 11:00 End Time: 16:00	
20. Industrial or Commercial Processes and Mach	ninery			
Does this proposal involve the carrying out of industrial or comme	ercial activities and proce	sses?	Yes	
Please describe the activities and processes which would be carr include the type of machinery which may be installed on site:	ied out on the site and th	e end products including p	lant, ventilation or air condit	tioning. Please
Service and repair of motor vehicles. All works are carried out ins	ide the workshop facilitie	s. proposed operation do n	ot generate external noise.	
Is the proposal for a waste management development?			◯ Yes	
If this is a landfill application you will need to provide further	information before you	r application can be dete	rmined. Your waste plan	ning authority
should make it clear what information it requires on its websi	te			
21. Hazardous Substances				
Does the proposal involve the use or storage of any hazardous su	ubstances?			
22. Site Visit				
Can the site be seen from a public road, public footpath, bridlewa	y or other public land?		⊚ Yes □ No	
If the planning authority needs to make an appointment to carry o	ut a site visit, whom shou	uld they contact?		
The agent	·	·		
Other person				
23. Pre-application Advice				
Has assistance or prior advice been sought from the local authori	ty about this application?		Yes	
If Yes, please complete the following information about the ac efficiently):	dvice you were given (t	nis will help the authority	to deal with this applicat	ion more
Officer name:				
Title				
First name				
riistriane				
Surname				
Reference P121/00040/PADC				
Date (Must be pre-application submission)				
25/05/2021				
Details of the pre-application advice received				
Written response to pre application dated 24th May 2021				
24. Authority Employee/Member				
With respect to the Authority, is the applicant and/or agent or (a) a member of staff	ne of the following:			

19. Hours of Opening

(b) an elected member (c) related to an excellent member (c) related to mean related, by birth or otherwise, closely enough that a fair-mined and information of the question of the question. The property of the question, related to mean related, by birth or otherwise, closely enough that a fair-mined and information of the question of the decision-maker in the case Pleasing Justician). 25. Ownership Certificates and Agricultural Land Declaration CERTIFICATE OF OWNERSHIP - CERTIFICATE 8 - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificat under Artificia 14 1 Testry/The applicant heat gives the sequitive notice to everyone size (as tissed below) who, on the day 21 days before the date of this application, was the converted and expeditional related. The part of the late of trobulings to which this application relates and there are no other owners' and/or agricultural terrains. "Sower's as person with a freehood interest with at least 7 years to run." "agricultural ternant has the meaning given in section 60%) of the form and Country Planning Art 1994. Name of Owner/Agricultural Terrain Name of Owner/Agricultural Terrain Name of Owner/Agricultural High Mycombe Postor tole Postor tole Propeny 8. Assess Directorate Address line 2 Queen Victoria Road Townicity High Mycombe Postor colors High High Mycombe Dedicaration date (DMM/YYYY) Dedicaration date (DMM/YYYY) Dedicaration date (DMM/YYYY) Dedicaration date (DMM/YYY) or planning pormission/consent as described in this form and the accompanying plans/decivings and additional information. Use confirm that, to the best of regions of the person(t) giving them. So the confirmation and the person role of the person(t) giving them. So the confirmation and the person role of the person role of the person role of the person role of the person	24. Authority Emp	oloyee/N	l lember				
For the purposes of this question, "related for "means related, by bifth or charvese, closely enough that a fair-minded and information observed, having considered the facts, would conclude that there was blas on the part of the decision-maker in the Local Planning Authority. Do any of the above statements apply? 25. Ownership Certificates and Agricultural Land Declaration CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate and Agricultural tender Article 4.1 LordifyTh applicant certifies that: 1 certifyTh applicant certifies that: 1 certifyTh applicant certifies that: 1 haven'the applicant has given the requisite notice to everyone eite (as listed below) who, on the day 21 days before the date of this application, was the conner of all the sole owner of all the land or building to which this application relates as of the conner of the sole owner of all the land or building to which this application relates and the sole owner of the land or building to which this application relates and the sole owner of the land or building to which this application relates and the sole owner of the land or building to which this application relates and the sole owner of the land or building to which this application relates and the sole owner of the land or building to which this application relates and the sole owner of the land or building to which this application relates or the sole owner of the sole owner of the land or building to which this application relates and the sole owner of the sole owner of the land or building to which this application relates and the sole owner of the sole owner. The sole owner	(c) related to a member	er of staff	er				
Informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Albaholis. Do any of the above statements apply? 25. Ownership Certificates and Agricultural Land Declaration CERTIFICATE OF OWNERSHIP - CERTIFICATE 8 - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 1 certify/The applicant certifies that: a I have The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner'd and/or applicant least of any part of the land or building to which this application relates or The applicant is the sole conner of all the land or buildings to which this application relates or The applicant is the sole conner of all the land to buildings to which this application relates or The applicant is the sole conner of all the land to buildings to which this application relates and there are no other owners' and/or application and country Planning Act 1990. Owner/Agricultural Tenant Name of Owner/Agricultural Tenant Name of Owner/Agricultural Tenant Name of Owner/Agricultural Property & Assets Directorate Address line 2 Queen Victoria Road Townvilly High Wycombe Postcode HP11 18B Date notice served (DIMM/YYY) Declaration date (DIMM/YYYY) Understand date (DIMM/YYYY) Declaration made 26. Declaration Vere hereby apply for planning permission/consent as described in this form and the accompanying plansfdravings and additional information. Eve confirm that, to the best of reyour terrelogic, any faces to see and accounts and any opinions given are the genuine opinions of the passon(o) giving than. ■ Determine the best of reyour terrelogic, any faces tested are to see and accounts and any opinions given are the genuine opinions of the passon(o) giving than. ■	It is an important princi	ple of dec	ision-making that the process is open and trans	sparent.	⊋Yes ■ No		
25. Ownership Certificates and Agricultural Land Declaration CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificat under Article 1.4 I confly/The applicant certifies that: a I haven'the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner and/or applicant is the sole conner of all the land or buildings to which this application relution, or The applicant is the sole conner of all the land or buildings to which this application relution, or The applicant is the sole conner of all the land or buildings to which this application relution, or The applicant is the sole conner of all the land or buildings to which this application relution or The applicant is the sole conner of all the land or buildings to which this application relutions and there are no other owners' and/or agricultural tenants'. **Owner's approximation and Country Planning Act 1990. **December 1990.** **Normal Planning** **Normal Planning** **Normal Property & Assets Directorate **Address line 1	informed observer, hav	ing consid	, "related to" means related, by birth or otherwi dered the facts, would conclude that there was	ise, closely enough that a fair-minded and bias on the part of the decision-maker in			
CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificat under Article 14 LecriflyThe applicant certifies that: ii I have/The applicant is given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner of and or applicant in the sale owner of all the land or building to which this application relates; or The applicant is the sale owner of all the land or buildings to which this application relates and there are no other owners' and/or agricultural tenants'*. **Jowner's a person with a freebold interest or leasehold interest with at least 7 years to run. ***agricultural tenant' has the meaning given in section estyles of the form and Country Planning Act 1990. **Owner/Agricultural Tenant** Name of Owner/Agricultural Tenant Name of Owner/Agricultural Name of Owne	Do any of the above sta	atements	apply?				
CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificat under Article 14 LecriflyThe applicant certifies that: ii I have/The applicant is given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner of and or applicant in the sale owner of all the land or building to which this application relates; or The applicant is the sale owner of all the land or buildings to which this application relates and there are no other owners' and/or agricultural tenants'*. **Jowner's a person with a freebold interest or leasehold interest with at least 7 years to run. ***agricultural tenant' has the meaning given in section estyles of the form and Country Planning Act 1990. **Owner/Agricultural Tenant** Name of Owner/Agricultural Tenant Name of Owner/Agricultural Name of Owne							
Under Article 14 1 certify/The applicant certifies that: 6 I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner and/or agricultural tenant* of any part of the land or building to which this applicant netates; or The applicant is the sole owner of all the land for buildings to which this applicant netates; or The applicant is the sole owner of all the land for buildings to which this applicant netates and there are no other owners' and/or agricultural tenants*. **Vowner* is a person with a freshold interest or beasehold interest with at least 7 years to run.** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1999. **Owner/Agricultural Tomant** Name of Owner/Agricultural Tomant** Name of Owner/Agricultural Tomant** Number	25. Ownership Ce	rtificate	es and Agricultural Land Declaratio	on			
Il haw/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner and/or appliculated lenant? of any part of the land or building to which this application relates and there are no other owners' and/or agricultural tenants'. **owner is a person with a freehold interest or leasehold interest with at least 7 years to run. ***agricultural tenant' has the meaning given in section 68(6) of the Town and Country Planning Act 1990. **Owner/Agricultural Tenant** Name of Owner/Agricultural Tenant** Number		NERSHIP	- CERTIFICATE B - Town and Country Plan	ning (Development Management Proced	lure) (England) Order 2015 Certificat		
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The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners' and/or agricultural tenants''. ''owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ''' agricultural tenant' has the meaning given in section 8(8) of the Town and Country Planning Act 1990. Owner/Agricultural Tenant Number					e date of this application, was the		
86(8) of the Town and Country Planning Act 1990. Owner/Agricultural Tenant Name of Owner/Agricultural Tonant Number Suffix House Name Address line 1 Property & Assets Directorate Address line 2 Queen Victoria Road Town/city High Wycombe Postcode HP11 1BB Date notice served (DDMM/YYYY) Person role The applicant Tritle Mr First name Kevin Sumane Conlon Declaration date (DD/MM/YYYY) Declaration made 26. Declaration made Det (DDRMM/YYYY) Date (cannot be pre- 01/07/2021	ŭ		, .	• •	s* and/or agricultural tenants**.		
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Number Suffix House Name Address line 1	• •	-	ridining Act 1990.				
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