

## POLICY PENN7: SAFEGUARDING COMMERCIAL ASSETS

A. Proposals to retain and improve the following commercial, business and services will be supported, provided that they do not harm residential amenity and that they conform to the other design requirements:

	COMMERCIAL	ADDRESS	ACTIVITY
	<b>Penn</b>		
1.	<i>Monitran</i>	<i>33 Hazlemere Rd, Penn, High Wycombe HP10 8AD</i>	<i>A leader in the design, development and manufacture of sensors and systems for vibration and displacement measurement.</i>
3.	<i>Jo Gleesons</i>	<i>34 Hazlemere Rd, Penn, High Wycombe HP10 8AD</i>	<i>Butcher</i>
4.	<i>Slades Garage</i>	<i>Church Road, Penn HP10 8LY</i>	<i>Second hand specialist car dealer – workshop north side of Church Road, sales room south side of Church Road. Various small businesses.</i>
5.	<i>FMIFA</i>	<i>Penn Barn, By the Pond, Elm Road, Penn HP10 8LB</i>	<i>Independent financial advisors</i>
6.	<i>Penn Meadow Farm</i>	<i>Baylins Bottom, Penn,</i>	<i>Farm</i>
	<b>Penn Street</b>		
7.	<i>Penn Street Works Multiple small units. Various</i>	<i>Penn Street Works Penn Street Penn HP7 0FA</i>	<i>Varied</i>

	<i>businesses and industry</i>		
8.	<i>De Havilland Court Multiple office spaces.</i>	<i>Penn Street  Penn HP7 0FA</i>	<i>Varied</i>
9.	<i>Ferndale farm</i>	<i>Horsemoor Lane</i>	<i>Varied including Russell's Garage and MOT, Bucks Retro and Vintage and a livery stable.</i>
10.	<i>Gravelly Way stables</i>	<i>Gravelly Way, Penn Bottom, HP10 8PJ</i>	<i>Livery stables.</i>
11.	<i>Pennwood Dog Boarding and Day care</i>	<i>Gravelly Way, Amersham, HP10 8PJ</i>	<i>Looking after dogs during the day and overnight.</i>
12.	<i>Pennhouse Farm</i>	<i>Pennhouse Farm, Penn Bottom, HP10 8PH</i>	<i>Landscape designers – Cool Gardens Landscape Associates (CGLA) Various including storage and distribution</i>
13.	<i>Penn Street Farm</i>	<i>Penn, Amersham, HP7 0PP</i>	<i>Farm</i>
	<b>Knotty Green</b>		
14.	<i>The Garden Room Flowers</i>	<i>Eghams Farm, Forty Green Road, HP9 1XL</i>	<i>Provider of floral bouquets and venue decorations</i>
	<b>Forty Green</b>		
15.	<i>Little Oaks Nursery</i>	<i>Forty Green Community Hall, Gomms Wood Close</i>	<i>Nursery</i>

16.	<i>Livery Stables near Hill Farm</i>	<i>Riding Lane</i>	<i>Livery</i>
	<i>Winchmore Hill</i>		
17.	<i>Fagnall Farm Barns Multiple Units</i>	<i>Fagnall lane HP7 OPQ</i>	<i>Varied</i>
18.	<i>Securon Head Office</i>	<i>Winchmore Hill, HP7 ONZ</i>	<i>Manufacturer of seat belts, harnesses and safety restraints</i>
19.	<i>Longcroft Luxury Cats Hotel</i>	<i>Redcot Whielden Lane</i>	<i>Care for cats over period of holiday</i>
20.	<i>Whielden gate farm</i>	<i>Whielders Lane, Winchmore Hill, HP7 OFD</i>	<i>Farm</i>
21.	<i>Seagraves Farm</i>	<i>Penn, Amersham, HP7 OPE</i>	<i>Farm</i>

**B. Proposals for the redevelopment or change of use of these premises to another use will be refused, unless there is clear evidence submitted that the existing premises and/or the use of those premises are no longer economically viable through the production of evidence that genuine and sustained efforts to promote, improve and market the commercial, business and service uses at a reasonable value have been undertaken over a twelve-month period.**

**C. This neighbourhood plan supports the provision of high-speed broadband, provided schemes are in accordance with policies related to visual impact, street scene and green space and all other relevant policies.**

5.40 This policy aims to protect the few local commercial, business and service uses in the Parish from unnecessary loss. They each provide a source of employment in the local community. In an area of very high land values for housing, such premises are coming under increasing pressure. CS 19 of the Chiltern Core Strategy parts d and e support working from home and the provision of high-speed broad band across all properties. This is supported subject to full consideration of visual impact, street scene and green space and all other relevant policies. High speed broadband is essential for modern business.

5.41 It is recognised that some changes of use do not now require planning permission. This is because new permitted development rights have enabled future changes of use from what are now Class E (commercial, business and service) uses to residential uses through the prior approval system. These new permitted development rights do not apply if a building lies within the AONB. The prior approval system is therefore not an option to owners if the premises lies within the AONB. The AONB covers the whole parish except the built-up areas of Knotty and Forty Green. The policy will therefore apply to all premises in the AONB in Penn, Penn Street and Winchmore Hill.

5.42 The prior approval system is an option to owners if the premises lies within the built-up areas of Knotty and Forty Green. The policy will therefore not apply to changes of use using the prior approval system in Knotty and Forty Green. This is because the 'development plan' (the Neighbourhood Plan will form part of the development plan if it is made) is not the starting point for making a prior approval decision, in the same way that it is when determining a planning application. However, the prior approval system does require the consideration of the impact of the loss of registered nurseries or health centres. Therefore, although the Neighbourhood Plan policy (as part of the development plan) is not engaged in a Prior Approval determination by way of S38(6) of the 1990 Planning Act, together with the Penn Parish Design Code, the policy demonstrates that the registered nursery in Forty Green plays an important part in the community and could therefore be a legitimate reason for refusing approval for proposals that will harm this local provision.

. . .  
. . .  
. . .  
. . .  
. . .  
. . .  
. . .  
. . .  
. . .  
. . .