

17/06581/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Collingwood

Comments: I support objections received as this application will generate displaced parking as well as additional requirement for parking.
If minded to approve request it goes to committee.

Parish/Town Council Comments/Internal and External Consultees

Marlow Town Council

Comments: No objection in principle but object on impact on parking which is already constrained in the town.

County Highway Authority

Holding Comments: Access to the site is to be taken off Liston Road, an unclassified road which makes use of parking/waiting restrictions. Having considered the quantum of development and designated zoning of the site, the County Council's Countywide Parking Guidance suggests that this application should provide a total of 7(no) parking spaces.

Whilst I note that Liston Road makes use of double yellow lines and that public car parks are within walking distance to the site, no information has been submitted as part of the proposals with regard to parking provision, nor regarding the amenities that the existing car park serves.

Until I am receipt of this information, I will withhold my final response.

Final comments: Further to my previous comments on a letter dated 27th July 2017 where additional information was requested, the applicant has now provided information which states that the existing car park serves a bank which accommodates 9(no) parking spaces. As already mentioned within my previous comments, the proposed office building requires 7(no) parking spaces.

The applicant mentions that given the sites town centre location, the proposed office building will be a car free development and that 3(no) spaces are to be retained to serve the existing bank. Nevertheless, it is considered that this proposal will result in loss of existing parking associated with the site. I have calculated the shortfall at 6(no) parking spaces.

Overall, whilst I am aware of the parking situation in Marlow, given the sites town centre location which makes use of public car parks and parking/waiting restrictions in the form of double yellow lines along Liston Road, I would be unable to sustain a reason for refusal at an appeal scenario.

Mindful of the above, should you be minded to grant consent, I recommend conditions be included in any planning consent that you may grant.

County Archaeological Service

Comments: We conclude that the proposed development is likely to affect a heritage asset of archaeological interest because it is located to the rear of the High Street, which was laid out in the medieval period. Burgage plots extended back from the High Street to the east and west and their layout can still be seen in plot boundaries today. Within these burgage plots archaeological evidence of back-yard activities often survives and can provide evidence of

the medieval origins of the town. Accordingly we recommend that archaeological trial trenching is carried out on the footprint of the proposed development.

If planning permission is granted for this development then it is likely to harm a heritage asset's significance so a condition should be applied to require the developer to secure appropriate investigation, recording, publication and archiving of the results in conformity with NPPF paragraph 141.

Conservation Officer

Comments: The proposed two storey office building is located within a burgage plot associated with No. 7 High Street. These long narrow plots are integral to the character of the conservation area and traditionally evolved through construction of simple, utilitarian buildings perpendicular to plot associated with the burgage head. This proposal would fragment the burgage plot and while the form is appropriate, the scale and height is larger than traditionally typical. However, given the extent of development to Liston Road, it is not felt that an objection to such development would be warranted in this location and accordingly if the application is minded to be approved, it should be conditional on good quality external materials (including hard landscaping), timber window joinery, conservation type roof lights and boundary treatments/details.

Control of Pollution Environmental Health

Comments: No objection.

Arboricultural Officer

Comments: No objection

Representations

One letter of objection raising the following issues:

- Lack of parking for the new offices
- Displacement of existing parking on site placing additional pressure on town centre parking

The Marlow Society

Object on the following grounds:

The Marlow Society has been in discussions with the Wycombe District Council and the Chamber of Trade and Commerce on the ever more difficult problem of parking in Marlow. The WDC recognises that the central car parks are regularly full with waiting queues. This application fails to address the problem of displacement and additional need for parking generated by the proposed building. Can the WDC produce an integrated response to such applications rather than dividing responsibility between the Cabinet Members for Environment and Planning. If the applicant cannot meet the requirement for additional offsite parking then this application should be rejected.

One letter of objection received raising the following concerns:

- Application fails to address the provision of parking for the new offices. Proposal will cause displaced parking for the bank placing additional pressure on already oversubscribed town centre car parks.