

18/05307/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Mark Harris - I am now advising that I would like the decision on this to be called in. My request is based on the number of residents objecting and the strength of their objections.

Parish/Town Council Comments/Internal and External Consultees

Great Marlow Parish Council

Comment: Generally welcomed this as an additional amenity but noted three concerns:-

- a) the fact that this is yet another retrospective application, the approval of which, gives unintended support to others who wish to bypass the proper planning procedure ;
- b) it is intended to increase the numbers of people using the Pub but there has been no application for additional parking places and no space to provide them thus increasing the risk of unsafe parking on the bend of a narrow country road and
- c) the increased numbers outside, in all seasons, will increase noise for neighbours. GMPC has since its meeting received representations from a household bordering the Royal Oak, requesting it, on behalf of several local households, to make the observation that the future unrestricted retention of the Tepee could have a potentially negative impact, from time to time, on several neighbouring households, particularly regarding excessive noise, coming from the users of the Tepee in the late evening.

Conservation Officer

Comment: The Tepee is a sizeable structure located within the setting of the listed building. However, it is clearly not a solid structure and can be dismantled at any time and, as such, there is no objection in terms of its impact on the significance of the listed building's setting.

Control of Pollution Environmental Health

Comment: I have no objection to this application.

Arboricultural Officer

Comment: The tepee is sited on hardstanding and its installation is not considered to be a threat to neighbouring trees.

Representations

3 neutral letters, 19 letters of objection (some duplicates) including a petition from some residents who have also commented individually.

Summary of comments received objecting on the following grounds:

- Increased noise, nuisance and disturbance levels due to loud music on a regular basis
- Pressures on parking and highway safety issues as a result
- Visual amenity concerns due to the structure being out of keeping with the Area of Attractive Landscape