

## **Consultations and Notification Responses**

### **Ward Councillor Preliminary Comments**

**Councillor I McEnnis** – As there are serious concerns from Cadmore End residents, I would like the above application to be determined by the Planning Panel.

**Councillor Mrs J E Teesdale** - Owing to local concerns. I would ask that the above application 17/08376/FUL goes before the Planning committee with a site visit. Cadmore End is a very important area which needs a full and comprehensive planning report.

### **Parish/Town Council Comments/Internal and External Consultees**

#### **Lane End Parish Council**

Comment: No objection. Note - The Parish Council would ask The Highway Authority to ensure access to and from the site is safe due to fast/busy road.

Further comments: Further to the proposed redevelopment at Rackley's Farm within Lane End Parish (ref: 17/08376/FUL) we would like to re-confirm the formal position of the Lane End Parish Council (LEPC). We remain supportive of this planning application but subject to appropriate planning conditions being put in place. In particular we would ask you to fully consider the points below:

1. Noise levels particularly (but not exclusively) those relating to amplified music must be controlled so as to not disturb the quiet enjoyment of the residents of Lane End Parish, and in particular those resident in Cadmore End. We have recently been made aware of some serious concerns relating to the measurement of the "baseline" noise levels being used in assessing this quiet enjoyment (relating to the location of the measurement site and exceptional factors occurring when the baseline was established). We are aware that further reports are being commissioned on this matter and would ask that the output of any such reports are fully factored in to any planning conditions subsequently imposed. Similarly it should be considered that given the nature of summer evening wedding events, it may well be the case that noise generated indoors will "spill out" if the large "bi-fold" type glass doors shown in the latest plans are fully opened.
2. Road safety. LEPC has always expressed nervousness about the safety of the entry/exit onto the B482 road. Some parishioners have expressed additional concern that the apparent increase in parking and potential guest numbers, since the Open Day in Sept 2017 heightens their road safety concerns and also potential noise issues as it is likely that multiple vehicles may be trying to exit the premises at once, late at night when the social events conclude. Again we would seek appropriate reassurance from the Applicant and also from both WDC & BCC that all such issues have been fully addressed as part of any planning approval process. We remain pleased that in the original planning submission, the Applicant and his Planning Agent appear confident that noise can be suitably controlled via imposition of suitable controls (page 39, Section 10.2 within the Conclusion). Similarly, at our recent Parish Council meeting in January the Agent re-assured us that all appropriate traffic related matters would be addressed to the satisfaction of both WDC & BCC.

Subject to these issues being properly addressed via appropriate conditions, we maintain our support for the application. This is because LEPC feels that the Rackleys Farm development if regulated properly is consistent with the Principles for Rural Areas of the Wycombe District Local Plan (Oct 2017), particularly points 3 Fostering Economic Growth and Point 4 Facilitating Local Infrastructure (page 275). If it can re-invigorate derelict buildings, potentially encourage some more local employment via catering and boost use of local produce as the Applicant states in their planning submission then the Parish Council feels it will be beneficial to the Parish as a whole. We trust that this submission will be fully taken into account during the deliberations of the WDC Planning Committee.

#### **Control of Pollution Environmental Health**

Comment: The premises applied for is a substantial alteration from the existing structures and designated land use. The proposed use is as a wedding venue which is distinct change to the nature and character of the existing premises. The additional noise sources to this acoustic environment may negatively impact the acoustic environment and shall require controls to mitigate any such impact. I have no objection to this application, subject to the recommended condition being imposed to deal with the noise levels emanating from the site.

### **County Highway Authority**

Comment: This proposal follows that associated with application 16/07749/PNP3R which this Authority raised no objections to on a letter dated 24th November 2016. The application was subsequently approved on a notice dated 6th December 2016.

Having assessed the submitted plans and documentation, it is expected that this scheme will have the potential to generate an increase in trip rates to and from the site. On this basis, the suitability of the access has been assessed.

Commensurate with vehicles speeds along this section of Marlow Road and in accordance with current guidance contained within Manual for Streets (1 & 2), it is suggested that visibility splays of 2.4m back from the access centreline by 79m in both directions of Marlow Road to the nearside kerb line is achieved. Whilst the sight lines as demonstrated on the site plan are measured incorrectly, I nonetheless consider the required splays to be achievable. Furthermore, I note the access width is able to accommodate simultaneous traffic flows upon access and egress.

Parking provision is provided in accordance with the County Council's Countywide Parking Guidance policy document, specifically against Use Class A3 (Public House, Café, Restaurant) which requires a provision of 59(no) parking spaces. It is apparent from the submitted information, that this is achieved. The Highway Authority is therefore satisfied with this approach.

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

### **Landscape Officer**

Comment: Provided at pre application stage - The reduced parking area (60 spaces) now shown to the east of the barns is likely to have less landscape and visual and landscape impact than previous proposals being reasonably well contained in views from the B482 and the PRoW to the west by intervening hedgerows. There are no nearby PRoW to the east and views from the nearest one are likely to be filtered by the undulating landform.

Landscape treatment - The proposed landscape plan shows a number of further measures to mitigate views of the parking from the surroundings and provide some physical boundary between the parking and the remaining open fields. The only element that causes concern is the 'grass mounds' proposed in three places, along the frontage to B482; to the south of the proposed parking area; and adjacent to the PRoW in the west. No detail of their scale is given at this stage but artificial mounds or bunds are not encouraged in the AONB as they are uncharacteristic of the natural landform. A comprehensive mixed native hedgerow and tree planting scheme should be more than adequate to mitigate any available views of the proposed parking to an acceptable degree and I suggest the grass mounds should be removed from any future proposals. In particular, if the front boundary hedgerow is gapped up and reinforced with mixed native species and maintained to a height of 2.5m, I think it, and the additional hedge and tree planting around the proposed parking area, would filter views for the B482. The other indicative planting proposals are acceptable.

Levels – the existing field where the parking is proposed is gently undulating with a slight slope. I expect some levelling will be required to accommodate the parking. It is essential that the existing hedgerows are not damaged by levelling work as they play an important part in mitigating the impact of the parking and making it acceptable. The root zones of these hedgerows (and any affected trees) will require suitable protection from works.

Lighting – this is an essentially dark landscape and any proposed lighting should be low key, low

level and ensure no unnecessary light spillage or sky glow. The Guidelines for the Reduction of Obtrusive Light should be followed, available at <https://www.theilp.org.uk/documents/obtrusive-light/>.

Design detail – this is a rural landscape and any materials should reflect this character. Surface materials such as buff resin bound gravel are appropriate for the parking area. Resin bound gravel is permeable as opposed to resin *bonded* gravel (gravel laid over tarmac) and should therefore also be SuDS compliant, an important consideration as this is currently a free draining field.

### **Ecological Officer**

Comment: The Ecological report submitted covers all the important ecological issues on the site and I am therefore happy that as long as a licence is granted by Natural England for the works which will effect bats, that the proposals can go ahead as long as the details within the Ecological report are complied with.

### **Arboriculture Officer**

Comment: No objection in principle. Not clear if tree survey details are actually required in this case but the plans show parking close to existing field boundary hedgerows. Also one tree at the NE corner of the building. Is that impact by the proposal? More important is for addition trees to soften the parking areas and for further enhance the rural landscape.

### **Conservation Officer**

Comment: Rackleys Farmstead dates from the eighteen century and is a collection of vernacular farm buildings and farmhouse situated around a regular courtyard. Historic England confirmed that the principal barn does not meet the national listing criteria, primarily owing to the extent of rebuilding, but the complex is considered of local interest. Planning consent was previously granted for the conversion of the traditional barns and outbuildings into residential units (14/06301/FUL and 13/07165/FUL). A change of use for the barns to D2 use has since been confirmed (16/07749/PNP3R). The above proposals now seek consent for the conversion of the complex into an events location. The primary objective of all conversions must be to retain the character and appearance of the original buildings and their setting, so that the contribution the building makes to the wider area is not compromised. In principle, this use is considered sympathetic to the character and function of this historic complex as it would retain the openness of the farmyard and the spatial qualities of the buildings would be better appreciated as there is less requirement for internal divisions. Timber roof trusses should be retained and not cut or removed to provide head height or access at first floor level. It is not clear whether the proposed mezzanine could be inserted without the need to cut the truss but it should be retained. Landscaping and boundary treatments need careful attention and should be designed to be as simple as possible. Hard and soft landscaping should be kept informal, and walls, fences, kerbing and any other urban features should be avoided where they would harm the building's agricultural character or farmyard setting.

Further comments: If you are minded to approve the applications for the conversion of the barn, stables and other outbuildings within this farmyard complex, I recommend that approval is granted subject to specified conditions relating to salvaging details relating to general conversion compliance condition, external materials salvaging details, agreement of external and surfacing materials and retention and protection of timbers and tie beams.

### Representations

68 objections, 3 neutral and a letter from Cadmore End Residents Association (several of these letters have been resubmitted as duplicates)

Summary of comments: The nature of the objections and concerns received appear to centre around three main themes:

- the development and use of the site would be contrary to development plan policy
- parking and resultant traffic management and safety issues
- levels of noise and disturbance from the development are unacceptable