

19/05227/FUL

Ward Councillor Preliminary Comments

Councillor Collingwood

Comments: If minded to approve, I request the application goes to committee.

Parish/Town Council Comments

Marlow Town Council

Comments: Objection not in keeping with street scene

Internal & External Consultees

County Highways Authority

Comments: The property is situated on Moyleen Rise, an unclassified residential cul-de-sac subject to a 30mph speed restriction. The proposal seeks planning consent for the erection of an access gate and an extended dropped kerb. I note from the plans that the proposed entrance gate would be set back approximately 3.2m from the carriageway edge. This falls short of the minimum 5m distance typically required by this Authority which would allow for vehicles to pull clear of the carriageway whilst gates are being opened, so not to interrupt the flow of traffic. However, given the nature and classification of Moyleen Rise, I am satisfied that the proposals would not have a detrimental impact on the safety and operation of the adjoining public highway. Mindful of the above, the Highway Authority raises no objections and in this instance no conditions to include on any planning consent that you may grant.

Marlow Society

Comments: Approval of this application would set a precedent that if applied more widely would dramatically alter the character of Marlow's suburban streets. We do not live in a society where powered gates are considered necessary to preserve the security of our domestic property. When the design of the new town houses opposite Higginson Park in Pound Lane were discussed in a preliminary meeting the Thames Valley Police gave an opinion on aspects of the design that would aid security. Perhaps the TVP can advise on the value of retrospective fitting of gates like these. Please reject this application because of the potential negative impact on the street scene and the precedent it would set.

Representations

Three letters of representation received which are summarised as follows:

- The proposed gate would effectively enclose the front garden of 1 Moyleen Rise, is not in keeping with the open plan nature of Moyleen Rise.
- If the residents and their visitors do not use the enclosed driveway for parking, this will exacerbate the existing parking issues in Moyleen Rise.
- The gates will inevitably significantly diminish the open plan nature of the estate, as required under covenant when it was first built.
- We are also concerned that the ingress and egress from an electric gated driveway will cause unnecessary congestion in the road and a traffic risk.