

17/05784/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor A D Collingwood – Objectors have raised valid planning reasons why this application should be refused. I do not object to the principal of a new sports hall however this application is not in keeping with the area and will be dominant and overbearing to neighbours and cause loss of light. Requested that the application is heard at Planning Committee.

Parish/Town Council Comments/Internal and External Consultees

Marlow Town Council – No objection

County Highway Authority

Comments: No objection subject to planning conditions relating to implementation of parking & turning areas and the approval of a construction traffic management plan prior to development commencing.

County Archaeological Service

Comments: No objection. The nature of the proposed works is such that they are not likely to significantly harm the archaeological significance of nearby asset(s). As such it is not necessary to apply a condition to safeguard archaeological interest.

Arboriculture Spatial Planning

Comments: No objection subject to planning conditions relating to arboricultural method statement, tree protection plan, arboricultural supervision and detail of new and replacement tree planting.

Conservation Officer Spatial Planning

Comments: No objection, subject to planning conditions. The proposed sports hall is located within the curtilage of a Grade II* listed building, nearby to other Grade II listed buildings fronting West Street and within the Marlow Conservation Area. The site of the sports hall is identified as part of an area of significant open space in the Marlow Conservation Area Character study, 2004. While this means that it is inevitable that there will be a degree of harm caused by this development, a substantial element of green space would be retained and its character and quality would be largely maintained. Furthermore, the impact is less intrusive than elsewhere within the school grounds and is mitigated by virtue of the sports hall's position close to the existing school buildings. Given the consolidation of built form on the site, the development is acceptable in terms of its impact on the setting of the listed buildings and the Conservation Area.

The original modern materials were an integral element of the contemporary design of the proposed sports hall. Drawing 1601 SD-009b proposes the use of flint blockwork at the lower wall level with translucent panels and cladding above. The use of pre-cast flint blocks are contrary to development guidelines in the Marlow Conservation Area Character Appraisal and policy HE6 of the Local Plan. Furthermore, the use of traditional materials in association with modern finishes on a contemporary building and the terracotta roof dilutes the integrity of the original design approach.

Control of Pollution Services

Comments: No objection subject to a conditions relating to details of air ventilation systems and electric vehicle charging points.

Lead Local Flood Authority

Comments: No objection subject to planning conditions requiring detail of the surface water drainage scheme.

Sport England

Comments: No objection. The proposal would broadly meet exception 4 of Sport England policy regarding the loss of prejudice the use of playing fields. Planning conditions are suggested relating to a detailed assessment of ground conditions for the playing field and implementation of the playing field before the sports hall or multi use games area.

Representations

The Marlow Society – Objects on the following grounds (comments made in respect of the original scheme).

- The Council has an obligation to apply its Conservation Area Character Study for Marlow 2004 in this case. In so doing it must recognise that the application fails to meet the criteria for the Architectural Character and Quality of Buildings [page 7 -11] which specifically lists the Borlase School as one of "The finest buildings on West Street". In addition to the School's Chapel, adjacent buildings such as Remnantz and Western House are Grade II and II* listed. This is not a suitable location for a building of a design that fails so clearly to be in sympathy with its surroundings in terms of quality, design and materials.
- The application fails to show any circumstances that would justify not applying policy DM12. The site is designated as green space and should remain as such.
- It is a jarring anomaly that the School can find spaces for additional parking spaces on site to support this application when the long term problem of pupil's cars parked all day on adjacent streets has never been addressed in spite of many complaints by local residents. The Design and Access Statement gives no justification for the proposed number of additional parking spaces. Surely this is the time to review the whole current parking requirement for the school according to the Bucks County parking criteria for such an establishment. It should also show the estimates for the additional traffic movements the new building would generate.
- The Design and Access Statement is particularly sparse in detail defining the materials proposed. A full specification and detail should be provided for all proposed materials so that the public can make an informed comment on this design of such high potential visibility.

Comments received supporting the proposal:

- Extra resources to support the youth of Marlow and to maintain this excellent school as a leading education establishment in the area is vital to the prosperity and growth of the town as well as the development of the pupils.
- There is no growth of pupil numbers proposed as part of the development so no additional pedestrian or motor traffic is expected. Marlow should not be preserved as some C19th museum piece but must develop and modernise and this is an excellent example of that.
- There is a desperate need for improved facilities at the school.
- The design is in keeping with the area.

Comments received objecting to the proposal:

- Inadequate parking space on the school grounds to support the new facility. Surrounding roads are already full of parked cars from pupil parking. Existing irresponsible parking makes local roads dangerous. The scheme will make this even worse and increase risk and danger. The school should be forced to improve on-site parking to remove blight that existing local residents experience from school parking. A scheme is needed to control & limit pupil parking
- The new additional parking provision would have significant traffic implications for the surrounding area which have not been addressed by the applicant. The new parking would cause unacceptable noise, disruption and pollution to adjacent residents
- The use of the vehicle access onto West Street will have significant traffic implications and the access has poor visibility
- Extra traffic will exacerbate air pollution
- The building would be out of character/keeping & scale, too large and inappropriate in the

Conservation Area. The design and materials would be inappropriate in the Conservation Area. The scheme would fail to preserve or enhance the Conservation Area

- The development would result in the loss of green space which is unjustified
- Object to any loss of trees
- Overdevelopment of the school site
- Loss of existing playing fields
- The building will be overbearing and intrusive and result in a loss of natural light.
- Unacceptable noise and disturbance from use of the facility and parking.
- There should be no out of school hours use and limited to school use only. The use of the building must be restricted in relation to timings, manner and lighting
- Unneighbourly
- Source of noise and light pollution
- There should be no lighting of the new pitches
- Flood risk has not been addressed
- Impact on trees and hedges, with root protection areas being affected by the development. Any loss of trees will have a significant impact on the character and appearance of the locality.
- Disturbance during construction. Working hours should be controlled and limits should be applied to the parking of construction vehicles and their size limited.
- There are enough sporting facilities for the pupils to use close by
- There is a plan to increase the school intake which would have implications for future access, parking and further development
- If permission is granted a number of planning conditions should be imposed in relation to light emissions, noise and disturbance, construction management
- Previous objections and concerns have not been addressed by the amended scheme