

Contact: Sarah Nicholson DDI No. 01494 421514

App No : 18/06215/FUL App Type : FUL

Application for : Change of use of land used as an ancillary car park for Marlow Rugby Club to allow the car park to be used by Globe Business Park Monday to Friday (8am-6pm) and solely by Club Members outside of these times with new cycle parking for Marlow Rugby Club

At Marlow Rugby Club, Riverwoods Drive, Marlow, Buckinghamshire, SL7 1QU

Date Received : 11/05/18 Applicant : Marlow Rugby Club

Target date for decision: 06/07/18

## 1. Addendum Report

- 1.1. Members may recall that they considered this application at the meeting in November 2019.
- 1.2. Following discussions in which Members weighed and balanced the pros and cons of the proposal the Planning Committee resolved that they were minded to permit the application for a temporary period of 5 years.
- 1.3. When the system of public speaking was set up, in January 1997, the main objective was to redress the imbalance that many saw between the rights of applicants and the rights of third parties.
- 1.4. In the case of an aggrieved applicant there is a right of appeal to an independent body, the Planning Inspectorate. On the other hand the third party objecting to the grant of a planning application has nowhere to go once a decision has been made locally. So public speaking allows objectors to summarise their concerns in front of the Committee.
- 1.5. Public speaking therefore applies to those applications considered by the Planning Committee which are being **recommended for approval** and, where written objections have been received.
- 1.6. As the proposal had been recommended for refusal public speaking had not taken place and so the application was deferred to allow public speaking to take place against the recommendation of permission.
- 1.7. The application is therefore being brought back to the committee to allow for public speaking.
- 1.8. The original report on the application is attached at Appendix C.
- 1.9. Since November further consultations were undertaken with Buckinghamshire County Highway Authority, Buckinghamshire County Council in their capacity as the Local Lead Flood Authority and the County Rights of Way and Access Officer, the only three consultees who suggested conditions on the original application.
- 1.10. The following conditions are recommended on any temporary consent should members decide to proceed in that manner.

## Recommendation: Minded to Grant Temporary Permission

- 1 The use hereby permitted shall be discontinued on or before 31.01.2025  
Reason: To provide temporary relief to the parking issues of Globe Business Park, and allow time for a review of parking options in the area and possible alternative more permanent provision coming forward in the future.
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 1001A, SK01F, SK02 P2, SK03, SK04 and SK05 unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 Unless otherwise agreed in writing by the Local Planning Authority, the scheme for parking and manoeuvring indicated on the submitted plans shall be laid out within six months of the date that the planning permission is granted, and that area shall not thereafter be used for any other purpose.  
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 4 Unless otherwise agreed in writing by the Local Planning Authority, details of the off-site works are to be submitted to the Local Planning Authority within twenty one days of the permission having been granted, including details of: the informal crossing point of Gossmore Lane, the realignment of carriageway and footway, and appropriate street lighting of Gossmore Lane and the informal crossing point, to be approved in writing by the Local Planning Authority. The off-site highway works shall be laid out and constructed in accordance with details submitted to and approved by the Local Planning Authority within six months of the date that the permission is granted.  
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 5 Unless otherwise agreed in writing by the Local Planning Authority, a Travel Plan for the site shall be submitted to and approved by the Local Planning Authority within two months of the date that the planning permission is granted. The framework shall set out measures to reduce single occupancy journeys by the private car and indicate how such measures will be implemented and controlled. The Travel Plan shall include a full analysis of the modal split at existing sites and indicate targets for modal shift in the forthcoming year including the promotion of ride sharing, electrical vehicle infrastructure provision, and promotion of more sustainable travel associated with the car park. The approved Travel Plan shall then be implemented within six months of the permission having been granted, and subject to annual review thereafter. For the avoidance of doubt the Travel Plan will require the appointment of a Travel Plan Co-ordinator.  
Reason: In order to influence modal choice and to reduce single occupancy private car journeys and comply with national and local transport policy.
- 6 Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types and routing, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.  
Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.

- 7 Unless otherwise agreed in writing by the Local Planning Authority within 21 days of the date of this permission a surface water drainage scheme for the site, based on sustainable drainage principles shall be submitted to the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved details within 6 months of the date of the consent. The scheme shall also include:
- Updated drainage layout detailing the connectivity between the dwelling(s) and the drainage component(s), showing pipe numbers, gradients and sizes, complete together with storage volumes of all SuDS component(s)
  - Updated calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
  - Ensure that the parking bays will be comprised of a porous medium to enable infiltration of surface water runoff

Reason: To ensure the satisfactory disposal and storage of surface water from the site and to ensure that surface water is managed in a sustainable manner.

#### INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF (2019) Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application. In this instance the applicant/agent was updated of issues after the initial site visit and was provided the opportunity to submit amendments to the scheme/address issues. The application was considered by the Planning Committee.
- 2 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 3 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.