

## Consultations and Notification Responses

### Ward Councillor Preliminary Comments

**Councillor A D Collingwood** – If minded to approve, request that application is heard at Planning Committee. I strongly object to the request to vary the condition. Health and wellbeing is a key statutory requirement. The applicant must fix the playing field first. The applicant must ensure the school playing field is put back to its original state ASAP. In the meantime they can use the all-weather pitches while the field is being restored. This ensures the school continues to deliver its statutory requirement of fitness, exercise and sport. Thereby meaning that they will have to stop work on the new sports hall.

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

**Marlow Town Council** – No objection subject to amendment of the Sports England condition post occupancy.

### **County Highway Authority**

Comments: No objection. Having reviewed the applicants reasoning for removing condition 15, it is not anticipated that there will be a material or detrimental impact upon highway safety issues. As such there is no objection or conditions to recommend for the proposed variation of condition with regard to highway issues.

### **Sport England**

Comments: Objects to the removal of the condition as it stands as this removes the certainty of delivery of the replacement playing field within a reasonable timescale. Sport England would ask that a more proportionate approach is taken which meets both the aims of the school and Sport England.

Sport England has reviewed the supporting documentation explaining the reasoning for the proposed removal of the condition. While Sport England does not object to the principle of providing the replacement playing field area on a delayed timescale to enable works to be prioritised for the completion of the other sports facilities – the new sports hall and MUGA, Sport England considers that certainty still needs to be provided in terms of a reasonable timescale for the delivery of that replacement playing field. This could be best achieved through an amendment to the condition rather than its removal. For example, amending the pre-commencement condition to a pre-occupation condition or through provision of the playing field within a specified period. Sport England is happy to discuss this with the agent/applicant.

### **Lead Local Flood Authority**

Comments: No objection to the variation of condition 15 subject to two suggested planning conditions being applied to any planning permission. The suggested planning conditions relate to the submission and approval of a surface water drainage scheme prior to the commencement of development and demonstration that the sustainable drainage system has been constructed as per the agreed scheme.

### Representations

The following comments have been received objecting to the proposal:

- The relaxation of the condition will mean that the field, which homes in Quoitings Drive look onto, will be in an untidy state for months to come. The playing field should be restored as quickly as possible.
- Residents have an ugly view onto a muddy and wet pit which is devaluing houses and making them difficult to sell/rent.

- This would be giving permission for both playing field and building works to progress in tandem. Having two different contractors accessing this already proven dangerous entrance will further increase the chance of another accident & exacerbate the hazardous situation. And will exacerbate air quality readings in the area.
- The site entrance is too narrow and dangerous.
- If both sets of construction work are undertaken concurrently, immediate neighbours will be made to suffer even greater disruption and inconvenience.
- Residents have been subject to disturbance, nuisance and pollution from construction/heavy plant. If the condition exemption is granted it will mean heavy machinery on two sides of our property running all day.
- The applicant does not have valid reason to deviate from the agreed phasing of work.
- It does not seem credible that the Thames Water pipe traversing the pitch was a surprise.
- The construction of the playing pitch has destroyed the public footpath and made it uneven and dangerous to walk on.
- Raising the height of the playing field seems excessive and instead Thames Water should lower the pipe in the ground.
- Noise and light pollution from drivers leaving cars parked with headlights directed into neighbouring windows.
- No notice has been taken of multiple objections. Neighbours' concerns are not being considered. The school should not be permitted to evade conditions because of their inconsiderate, stupid behaviour and failures in due diligence.
- No-one is taking responsibility for this project and the local authority is either unable or unwilling to act despite neighbours reporting unsafe practices and contravention of highway and conservation laws.