

APPENDIX A: 20/06339/FUL

Consultation Responses and Representations

Councillor Comments

Councillor Mrs Jean Teesdale

Comments: Please progress the application through the Delch process as we would like to see the officer report.

Councillor Ian McEnnis

Comments: Please progress the application through the Delch process as we would like to see the officer report.

Parish/Town Council Comments

Lane End Parish Council

Comments: Parish Councillors have visited the site and are pleased with the quality of the refurbishment works to the original farm buildings. And if the proposed development of the original semi-detached buildings to ' hotel accommodation' is to a similar standard then there are no objections to the proposals. That said, there is a genuine concern that the hotel accommodation should only be linked solely to a wedding or meeting venue and not on a day to day (AirBandB) basis, and we would ask if this could be a condition of any approval granted.

Consultation Responses

Conservation and Listed Buildings Officer

Comments: Rackleys Farmhouse is not listed nor located within a conservation area. While not a designated heritage asset, it contributes positively to local interest owing to its vernacular construction within an historic farmyard setting. The extensions are fairly substantial but the form and materials are appropriate for this structure and therefore can be considered as in accordance with policy DM35 of the WLP.

Ecological Officer

Comments: Bats were found on site in 2017 but at that time the house (which is the subject of this application) was not assessed. It is clear that the building subject to this application has potential to contain features suitable for roosting in the areas which would be affected. RECOMMENDATION(S) It is necessary for a Preliminary Ecological Appraisal (PEA) to be carried out, this will have a focus on bats and may require further surveys to be carried out (if it does these must be done and submitted along with the PEA), this must be submitted before a decision can be made on the planning application. ADDITIONAL INFORMATION REQUESTED A PEA and potentially further surveys.

Further Comments: DRAWINGS REFERENCED: Ecology and protected species appraisal.

COMMENTS: The Ecology and protected species appraisal covers all the important issues and identifies appropriate mitigation and enhancement measures relating to the bats which are

using the property and other wildlife. RECOMMENDATION(S) A condition is required to ensure that the measures contained within section 5 (Mitigation and Enhancement) are followed.

Arboricultural Officer

Comments: No arb details have been provided. Aerial photographs and proposed layout suggests loss and/or impact on trees. Site is likely to be visible from PRow so trees will have public amenity value also. AIA recommended prior to decision to assess impact. Also, it is not clear how the development meets the criteria of DM34 in terms of protecting & enhancing green assets.

Highway Authority

Comments: I note that the Highway Authority has commented previously on planning applications for this site, the most relevant being 17/08376/FUL, whereby this authority raised no objections to the change of use of the site to a wedding venue.

This application proposes the change of use of a dwelling for use as guest accommodation with six bedrooms.

The proposed six bedrooms will provide ancillary accommodation to the wedding venue and therefore do not increase the capacity of the venue. As a result, I would not expect the development to result in a significant increase the number of vehicle trips associated with the site.

In accordance with the Buckinghamshire Countywide Parking Guidance policy document, one parking space should be provided per bedroom. The development site will benefit from 59(no) parking spaces. In addition the site is accessed via a privately maintained access way and is distant from Marlow Road. Therefore, I do not have any concern about displaced parking occurring on the publically maintained Highway as a result of the implementation of the proposed scheme.

To conclude, the Highway Authority did not object to the sites access arrangement or parking provision for the wedding venue approved under planning permission 17/08376/FUL. This application has been considered by the Highway Authority who has undertaken an assessment in terms of the expected impact on the highway network including net additional traffic generation, access arrangements and parking provision. The Highway Authority is satisfied that the application would not have a material 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.

Buckinghamshire Council LLFA (non-Major Suds)

Comments: No comments received

Control of Pollution Environmental Health

Comments: No comments received

Thames Water

Waste Comments: With regard to Surface Water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses. Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments:

If you are planning on using mains water for construction purposes, it's important you let Thames

Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/building water](http://thameswater.co.uk/building-water). On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Representations

18 letters received, objecting on the following grounds:

- Change of use contrary to policy and not acceptable for the area
- Higher disturbance from intensified use in terms of light pollution, visitor noise and traffic
- Highway safety issues
- Use should be restricted by condition