

APPENDIX A: 17/06446/FUL

Consultation Responses and Representations

Councillor Comments

Councillor A D Collingwood

I register that I have a non-pecuniary interest in that my parents may potentially be impacted by the development as they live opposite the site at 4 Town Lane.

Having registered that interest I wish to object to the application as it fails a number of our planning policies.

Firstly it fails policy (Riley Road (M4 site) Marlow Development Brief) which specifically states that the whole area must be developed comprehensively.

Secondly the design is not in keeping with the surrounding buildings or the conservation area or nearby listed buildings.

Thirdly there is a lack of parking spaces. There 25 people working there and only 3 spaces and the car parks are already at and beyond capacity.

Finally if minded to approve request it goes to committee where I will speak.

Councillor Neil Marshall

If you are minded to approve this application I request that it is referred to the planning committee to consider the lack of capacity for displaced parking in the town.

Parish/Town Council Comments

Marlow Town Council

The development is welcomed but current plans have insufficient parking. There is a lack of capacity in town to accept displaced parking.

Consultation Responses

County Archaeological Service

The nature of the proposed works is such that they are not likely to significantly harm the archaeological significance of any assets. We therefore have no objection to the proposed development and do not consider it necessary to apply a condition to safeguard archaeological interest.

Conservation Officer

Initial Comment: The site is located within Marlow Conservation Area in a town centre location. However, in contrast to the surrounding area, Riley Road suffers from a poor environmental quality, is dominated by car parking and servicing functions, and has many of the negative characteristics associated with backland sites. As such, there are opportunities for regeneration and enhancement to better reflect the high quality of the distinctive historic townscape in the town centre. The Riley Road Development Brief (RRDB) was approved in April 2009 and this document sets out an expression of the kind of place that Riley Road should become.

The site is currently occupied by an electricity substation. An office building, providing frontage development to Riley Road and Town Lane, would significantly enhance the streetscape. Given the lack of townscape identity in this area, the contemporary design is considered acceptable and would

create a new and interesting character, incorporating sustainable green energy features and materials rooted in the local palate.

Additional large scale details should be provided to ensure that the building is of a sufficiently high quality of design and materials:

Brick bond and pattern - to show that there is sufficient articulation to the elevations

Junctions between materials - 1:50 details of what happens at where different materials meet - eg brick to green walls, brickwork to channel glass/glazing, mesh to wall, to ensure these are treated correctly and that there is sufficient modelling between materials.

Mesh Screen

Flat Roof detail 1:50

Windows and window reveals 1:50 details of frames, colour/ material and depth of window reveal and how walling material is treated around the window to the reveal.

Rainwater goods and specific locations

Ducts and services - details of locations and appearance of ducts and services for the building

Samples of all materials should be submitted for approval. A sample panel of the brickwork should be provided on site and retained for reference during the construction period.

Hard and soft Landscaping proposals

Final Comment: The above site plan and floor plans do not show the location and extent of planting along Town Lane but these are assumed to supersede 1564/08 Rev D. There appears to be the opportunity to introduce landscaping between the building line and the back edge of the pavement on Riley Road, which would help give a defensible margin and improve the public realm. It is recommended that any consent is subject to a condition requiring the submission of a hard and soft landscaping scheme for approval to ensure that this issue is resolved satisfactorily.

Further details should also be provided of the cycle store

Otherwise, the application is in accordance with Policy DM31 of the WLP and advice in the NPPF subject to conditions.

Local Lead Flood Authority

Final Comments: The LLFA has no objection to the proposed development subject to the following conditions listed below.

Surface water drainage

The proposal is for the installation of green rooves and geo-cellular attenuation and rainwater harvesting to manage surface water runoff from the proposed development prior to discharging via an existing connection to an unknown network at the rate of 2l/s. The proposed surface water drainage scheme will be designed to accommodate the 1 in 100 year storm event plus a 40% allowance for climate change.

The applicant has surveyed the existing drainage, determining that the existing rainwater pipe demonstrated a free flow of water. The LLFA would like to highlight that from the photographic evidence provided that RWP A appears in a state of disrepair; and that the usable RWP B may also have been subject to corrosion and dilapidation. Further investigations regarding the condition, capacity and outfall of the existing network will need to be undertaken at a later stage in the planning process along with the necessary updating works, however as the applicant has been able to demonstrate a usable system this is considered an acceptable point of discharge.

Dependant on the site levels the proposed scheme may incorporate a pump in order to achieve the required connection. The LLFA have highlighted that if a pump is required as part of the proposal then the applicant will be required to submit information on pump maintenance and details of exceedance routes (volume, depth and direction) in the event of failure, blockage or a rainfall event that exceeds the provided storage.

We would request the following condition be placed on the approval of the application, should this be granted by the LPA:

Condition 1:

No works (other than demolition) shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- A capacity and condition assessment of the existing network and conduct updating works where necessary or provide an alternative method of surface water disposal.
- Discharge to be limited to no greater than 2l/s
- Construction details of all SuDS and drainage components
- Drainage layout detailing the connectivity between the dwelling(s) and the drainage component(s), together with storage volumes of all SuDS component(s)
- 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.
- Details of how and when the full drainage system will be maintained, this should also include details of who will be responsible for the maintenance, this should include details of pump maintenance where applicable
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction
- Where a pump is required, demonstration that any residual risk (such as pump failure) can be safely managed and details exceedance routes (volume, depth and direction) in the event of failure, blockage or a rainfall event must be provided.

Reason: The reason for this pre-construction condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Highways Authority

Final Comments: Having assessed the additional plans I consider the concerns of the Highway Authority, raised in my letter dated 22nd October 2018, to have been addressed. These include the location of the cycle parking and external planting elements, and the removal of the proposed resurfacing of Riley Road carriageway.

Having assessed the proposals, I do not consider any other Highways concerns to have arisen as a result of the amended proposals.

Mindful of the above, I do not have any objections to this application subject to the following conditions being included in any planning consent that you may grant.

Condition 1: The scheme for parking and manoeuvring indicated on the submitted plans shall be laid

out prior to the initial occupation of the development hereby permitted 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.

Control of Pollution Environmental Health

Final Comments: Suitability of this site for the proposed redevelopment has been reviewed and comments previously submitted in June 2017 by the Control of Pollution Team are still applicable.

Due to the site's former use as an electricity sub-station there is the risk that potential land contamination may affect future site users. The site is located on a Principal Aquifer and local geology consists of freely draining soils so the protection of groundwater also needs to be considered.

The applicant will be required to quantify these risks by way of a phased risk assessment and site investigation carried out by a suitably qualified third party. In addition, any external plant used during development of the site will need to be assessed for potential noise disturbance to local residents between the hours of 19:00 and 07:00.

No objection subject to the following conditions:

1. The following shall be submitted to and approved in writing by the Local Planning Authority before any development takes place:
 - a) A detailed site investigation has been carried out to establish:
 - i) If the site is contaminated;
 - ii) To assess the degree and nature of the contamination present;
 - iii) To determine the potential risks to human health, the water environment, the natural and historical environment, and buildings and other property by contaminants;
 - iv) Such detailed site investigation to accord with a statement of method and extent which shall previously have been agreed in writing by the Local Planning Authority and
 - b) The results and conclusions of the detailed site investigations referred to in (a) above have been submitted to and the conclusions approved in writing by the Local Planning Authority and
 - c) A scheme showing appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in (c) above.

Reason: To ensure that the potential contamination of this site is properly investigated and its implication for the development is fully taken into account.

2. A scheme shall be submitted to and approved in writing by the Local Planning Authority before any development takes place which specifies the provisions to be made for the control of noise from external plant associated with the development. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise disturbance.

Representations

One resident supports the application.

Five residents have objected to the proposal. The objections are summarised for this report.

- Obstruction of neighbouring parking bays to dwellings (neighbour has commented that amended plans have overcome this objection of theirs)
- Loss of light to front of neighbouring house
- Not enough car parking in Marlow
- Impact upon local traffic
- The building would be overly tall
- The proposal did not show on a local property search
- Noise and disturbance
- Loss of privacy
- Negative impact upon local property values
- The proposal is contrary to policy M4
- Impact upon conservation area
- The proposal is not in keeping with the local character
- There is ample office supply in Marlow more is not required