

Erection of public house incorporating staff accommodation, car parking and landscaping.

Taplow Boathouse Mill Lane Taplow Buckinghamshire SL6 0AA

Ref. No: PL/18/4641/FA | Validated: Fri 07 Dec 2018 | Status: Registered

The Hicham and Taplow Society requests a Condition be made on any approval of this application.

The Society has been in existence for over 50 years. It has a main objective to ensure that all development within the district is of the highest standard and preserves the quality of the environment. It represents a significant proportion of the residents of Taplow.

The Design and Access Statement 11.1 states:

“Public access to the full extent of the riverbank. This is provided by a sequence of external spaces, some naturally landscaped, some paved and all providing various forms of seating from which guests and **members of the public** can enjoy the riverside setting in a manner not provided for by previous and current commercial uses”

The original planning permissions given to Berkeley Homes to develop the site included a public picnic site towards the southern end of the site. The subsequent changes approved by SBDC to move the office building to make room for this pub application removed this public amenity. The understanding was that the public would have free access to the pub gardens in lieu. This is expressed in the above clause. However we believe that this critical commitment needs strengthening beyond a clause in a Design and Access Statement. It must be an explicit Condition in any planning approval given to this application.

In the same spirit of needing to preserve public amenity securely beyond agreements with current owners, we recommend that the public access footpath along the edge of the Thames be registered as a public Right of Way. The end of this path is within this application. The bulk of the path is within land owned by Berkeley Homes so that any such decision has to be taken on a wider basis than just this application but SBDC should give serious consideration to the importance of fully preserving public access and amenity on this sensitive part of Mill Lane.