

PLANNING COMMITTEE

9th September 2015

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS PRESENTED TO MEMBERS

P/16196/000 - 83 – 127 Windsor Road

Revised drawings submitted. Issues re privacy, electric vehicle charging and some of the car park and access layout have been addressed in a satisfactory way. Some car park layout and parking numbers are still being considered.

The proposal now includes extra land at the rear of 7 Upton Park and a total 130 parking spaces instead of 126 are proposed plus a delivery bay at the rear. 121 spaces will be for the new flats and 9 spaces to accommodate some of the existing spaces of Lincoln Court and Locksley Close affected by the proposal. This is a reduction of 5 spaces compared to the 126 on the original application for the new flats. The applicants point out that the Council agreed, not long ago, less than one space per dwelling for the Bellway Homes proposal further up Windsor Road.

The 9 replacement spaces for Lincoln and Locksley Court are acceptable subject to securing an assurance that these will be made available to residents of those buildings. This will probably be in a Section 106 planning obligation.

The requested gating of some of the remote parking spaces has not been agreed by the applicant. This is accepted as the area is partly overlooked and is not next to a through route or footpath; the existing parking serving Lincoln and Locksley Court do not have any access security measures. Condition 11 to be amended.

Regarding accommodating the Council's desired road widening line scheme (including sightline) a satisfactory compromise has been agreed. However the drawings to reflect this do need to be checked electronically rather than scaling off paper copies and this is outstanding.

The revised site boundary will require some neighbours in Upton Park to be re-notified and any observations received considered by the Planning Manager before the application is determined. Further drainage information has been submitted which is being considered by officers.

Regarding Section 106 planning obligation matters the applicant has agreed the items in para 10.5 in principle except the contribution towards affordable housing (see below). There is also a query about the dedication of land for road widening that needs to be clarified before the proposal can be considered acceptable.

Regarding viability of the development and the scope to receive a small financial contribution to affordable housing the Council's independent valuer has been negotiating with the applicant but concludes that it is unlikely that the development can support any affordable housing contribution. It is recommended that the Council not pursue this matter further provided highway widening matters can be satisfactorily addressed.

Additional conditions to be added re sightline and columns in car park.

Drawings subject to resolution of outstanding issues and full consideration of revision recently received :

14005-A-BBA -00-DR-0301 Rev P01;
 14005-A-BBA-00-DR-0302 Rev P05;
 14005-A-BBA-00-DR-0315 Rev P08;
 14005-A-BBA-00-DR-0330 Rev P04;
 14005-A-BBA-00-DR-0331 Rev P03;
 14005-A-BBA-00-DR-0332 Rev P04;
 14005-A-BBA-00-DR-0334 Rev P04;
 14005-A-BBA-00-DR-0335 Rev P03;
 14005-A-BBA-01-DR-0316 Rev P06;
 14005-A-BBA-XX-DR-0306 Rev P04;
 14005-A-BBA-XX-DR-0320 Rev P03;
 14005-A-BBA-ZZ-DR-0318 Rev P06;
 14005-A-BBA-ZZ-DR-0319 Rev P06;

14005-A-BBA-ZZ-DR-0321 Rev P05;
14005-A-BBA-ZZ-DR-0322 Rev P05;
14005-A-BBA-ZZ-DR-0340 Rev P03;
14005-A-BBA-ZZ-DR-0341 Rev P03;
14005-A-BBA-ZZ-DR-0342 Rev P03;
14005-A-BBA-ZZ-DR-0343 Rev P03;
14005-A-BBA-ZZ-DR-0345 Rev P02.
Drawings 324; 325, to be revised; 333, 336

NO CHANGE TO RECOMMENDATION