

PLANNING COMMITTEE

13th January 2016

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

4 Buckingham Avenue

Consultations

The Council's Transport and Highway section have provided comments. Minor changes have been sought to the length of the bell mouth junctions and it has been requested that the removes the five redundant vehicle crossovers. Conditions and informatives are recommended.

The Lead Local Flood Authority has raised no objections on drainage grounds.

The Council's environmental protection section have recommended conditions regarding construction, hours of construction, site lighting, and on-site refuse storage.

Thames Water have also confirmed that they have no objections.

Conditions

The applicant has made comments on the recommended conditions. It has been commented that the occupier will be seeking to install a mezzanine floor and as such, they have requested that the recommended conditions allow for this. No objection is raised to this in principle, providing that the mezzanine is used in connection with the permitted use.

It has also been highlighted that the building would be divided into two units which would be occupied by Travis Perkins and Benchmarx respectively. This is noted and it is intended that subdivision to form a three or more units would be controlled by the condition recommended.

It is recommended that the recommended conditions will be finalised prior to final determination.

NO CHANGE TO RECOMMENDATION

Montrose House, 155-161 Farnham Road

Consultations

The Council's Environmental Protection section have recommended conditions regarding construction noise, hours of construction, noise on site, site lighting, waste during construction and on-site refuse storage.

Section 106 Agreement

The Applicant has also agreed in principle to the dedication of land which will be included within the Section 106 Agreement.

NO CHANGE TO RECOMMENDATION

P/11425/022 - Land South of Kings Reach & adjacent to Upton Court Park

The Environment Agency have objected to part of the proposal. This objection can be overcome through clarification of levels of existing and proposed works and providing further information.

The additional traffic information has been submitted. The proposed off site highway and path works have been clarified. A plan will be presented. The list of off site works comprises :

Condition 10

- Zebra crossing on Upton Court Road east of Quaves Road junction.
- Double height kerbs along grass verge on Upton Court Road between Castlevue Road and Blenheim Road including service road.
- 0.75 metre widening at start of Upton Court Road service road (north side) east of its junction with Castlevue Road.
- Minor alterations to existing access points to site
- Cycleway access to site next to west access
- Alterations of existing highway (Kings Reach) in connection with constructing access points (lighting, signage, drainage, reinstatement of footway etc).
- Detailed designs of above works to be agreed with Highways.

Condition 11

- 2.5 metre wide shared cyclepath within Upton Court Park from opposite 40 Upton Court Road to the Rugby Club access road.
- Path to be fibredec finish and where overlap with park event access to be minor road specification across width of existing access.
- 3 entry points from Upton Court Road south-side cycleway to the new park path.
- Associated kerb works, signage, bollards, markings on path.
- Landscaping alongside path.
- Detailed designs of above works to be agreed with Parks Manager.

The affect of path works on mature tree routes can be covered by condition.

Full list of drawings to go into condition 2.

EXISTING SITE PLAN	GA-(00)-Z001 Rev 2
EXISTING SITE SECTION	GA-(00)-Z002 Rev 1
SITE LOCATION PLAN	GA-(00)-Z100 Rev 3
PROPOSED SITE PLAN	GA-(00)-Z101 Rev 9
GROUND FLOOR PLAN	GA-(10)-Z100 Rev 16
FIRST FLOOR PLAN	GA-(10)-Z101 Rev 16
SECOND FLOOR PLAN	GA-(10)-Z102 Rev 16
ROOF PLAN	GA-(10)-Z103 Rev 12
SITE ELEVATIONS	ELE-(11)-Z105 Rev 7
ELEVATIONS NORTH & EAST	ELE-(11)-Z107 Rev 8
ELEVATIONS SOUTH & WEST	ELE-(11)-Z108 Rev 9
VISUALS 1	PR-(10)-001 Rev 4
VISUALS 2	PR-(10)-002 Rev 5

VISUALS 3	PR-(10)-003 Rev 3
VISUALS 4	PR-(10)-004 Rev 3
SECTIONAL PERSPECTIVE	PR-(10)-005 Rev 2
PROPOSED SITE CROSS SECTIONS	SEC-(01)-Z101 Rev 7
EYESIGHT LEVELS	SEC-(01)-Z104 Rev 3
SECTIONS	SEC-(12)-Z103 Rev 6
PLAN INDICATING OBSCURED WINDOWS	GA-(10)-Z700 Rev 1

LANDSCAPE LAYOUT PLAN	HED.1187.200	Rev B
BOUNDARY TREATMENT	HED.1187.201	Rev B
EXTERNAL FURNITURE	HED.1187.202	Rev B
TREES RETAINED AND PROPOSED	HED.1187.203	Rev B
PLANTING PLAN	HED.1187.204	Rev B
PLANTING PALETTE	HED.1187.205	
MATERIALS PALETTE	HED.1187.206	Rev A

NO CHANGE TO RECOMMENDATION