

PLANNING COMMITTEE

31st March 2016

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

Garage Site, R/O 35-45 Wordsworth Road**Agenda 5**

The draft conditions have been agreed with the Agent, as such there is a change to the recommendation.

CHANGE TO RECOMMENDATION

It is recommended to approve the application, subject to conditions.

Former Lock-up Garage Court, R/O 8 Egerton Road

Agenda 6

The draft conditions have been agreed with the Agent, as such there is a change to the recommendation.

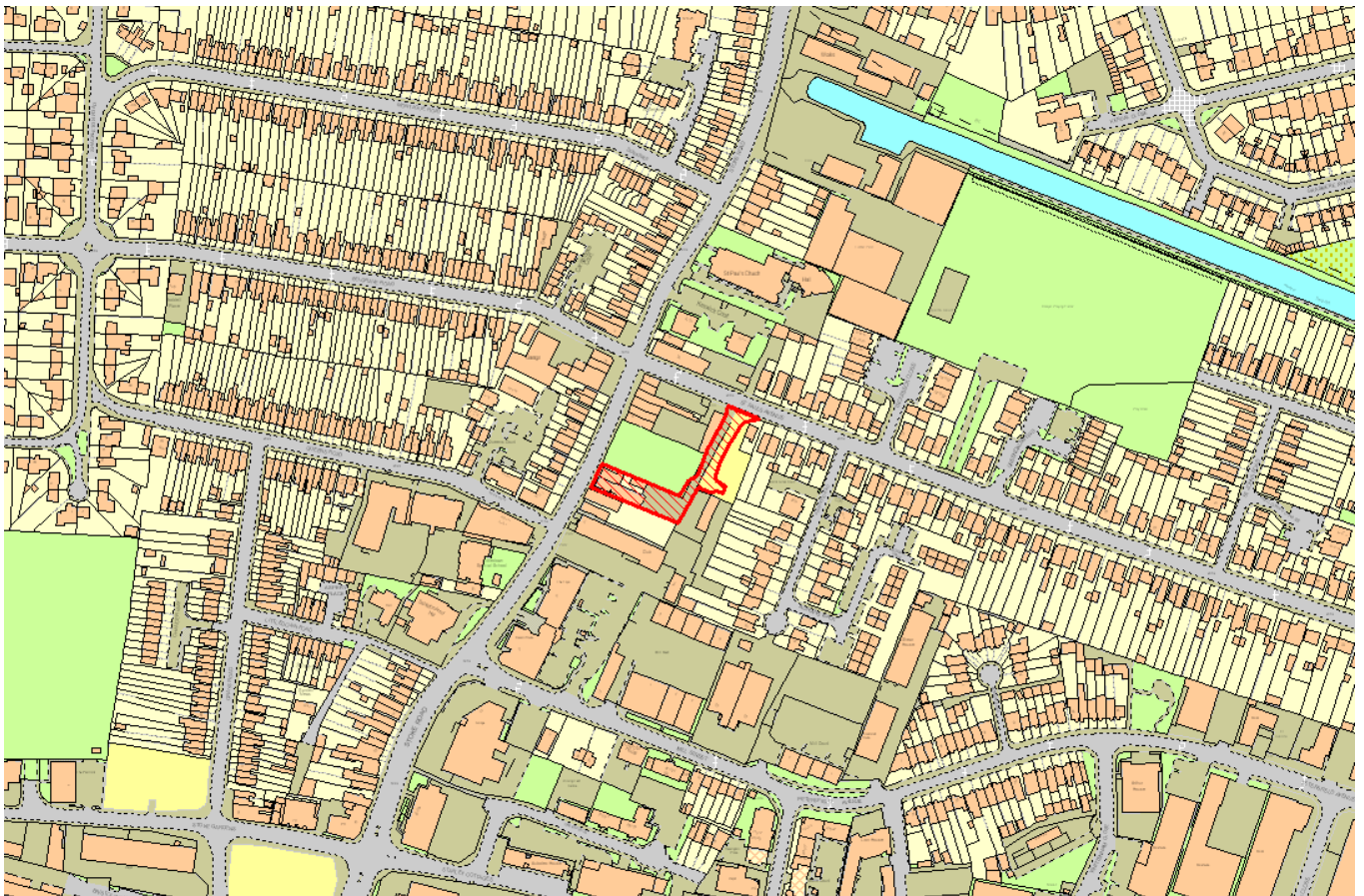
CHANGE TO RECOMMENDATION

It is recommended to approve the application, subject to conditions.

Revised drawing received is substantially satisfactory. It includes requested footway widening. A further change to be requested is moving end of garden parking for one plot to frontage of house and addition of visibility splays and frontage fence. The distance between existing and new dwellings has been clarified; all are over 20.5 except two at 19.9 m and 20.4 metres. A further change will be explored – slight widening of 5 homes to increase garden length or distance to homes opposite. Revised drawing 7705 Rev D Proposed Site Plan re condition 2

NO CHANGE TO RECOMMENDATION

The Site Plan shown on page 59 does not show the correct application site. The correct site area is shown on the plan below.



A full written response has been received from the Council's Transport and Highways Engineer. The comments below summarise the main outstanding issues.

"The car park layout does not work in the vicinity of the site access as the two stairwells are too close to each other and they impede forward visibility of vehicles entering and exiting the car park. It is also unclear as to how the enlarged retail unit will be serviced. As currently designed the internal layout of the car park is unacceptable.

The site vehicle access is shown as 'Exit Only' but as this site is stand-alone then it needs an entry point as well. The 'Exit' is sufficient width for two way traffic as it is 6m wide, but it does not have sufficient vehicle or pedestrian visibility splays to be acceptable. Vehicle visibility splays of 2.4m x 43m are required from the centre-line of the vehicle access point and pedestrian visibility splays of 2.4m x 2.4m are required on both sides of the vehicle access taken from the rear edge of the footway. It would appear that the vehicle access will need to be relocated in to the centre of the site in order to achieve the visibility splays. This will require a re-design of the building.

A drawing has been submitted showing the rear service road, but the red line of the application does not match the extent of the rear service road to be constructed as this extends beyond this. In previous discussions with the adjoining land owner to the west (the car repairs garage), that owner has commented that this land is within his ownership. Whilst the architect for this

development has commented that the land is within his client's ownership this is not marked on the submitted plans and therefore it would appear not to be the case. The rear service road needs to come forward as part of this development and be constructed up to the southern boundary as without it I cannot see how the scheme can be appropriately accessed".

In response to these comments, the applicant's transport consultant has prepared a supplementary transport report, which details sight lines and pedestrian visibility splays, servicing and access arrangements and parking layout.

These are under consideration by the Council's Transport and Highways Engineer and are the subject of further negotiations.

A drainage strategy has been submitted which is currently being reviewed by the Council's drainage advisers.

There is no change to the recommendation which is:

Delegate the planning application to the Planning Manager for approval, subject to resolution of outstanding transport/highway issues, sustainable drainage matters, development viability issues, minor design changes, finalising conditions, completion of a S106 Agreement and final determination.

Lady Haig, 70 Stoke Road**Agenda 9**

There are still on-going discussions with the Agent regarding viability and the provision of affordable housing, given the matter raised, further time is required to agree a resolution prior to Planning Committee.

Withdrawn from Agenda

On page 116, Section 5.1 of the Officers report, there is a reference to comments being received from two residents, but should in fact refer to three residents.

On page 119, Section 8.8, line 6 of the Officer's report the statement relating to the service station not having a licence to sell alcohol is not correct. It has been confirmed with the Council's Licensing Section that the BP Garage does have a licence to sell alcohol but only between the hours of 8.00 am and 11.00 pm. Non alcoholic beverages and non hot food can be sold between the hours of 11.00 pm and 5.00 am.

On page 120, Section 11.0 of the Officer's report, the recommendation is not correct and does not correlate to the officer's recommendation as set out on page 114, Section 1.1. It should read:

That planning permission be granted with conditions.

Revised drawings received are satisfactory. They address requested minor changes to cycle parking and access junction kerbline. The site boundary has been extended to include all the full width of the access way for the site. Re condition 2 revised drawing numbers below but minor changes to be made to incorporated access junction changes.

As part of negotiations on the viability study the applicant has agreed to the affordable housing being social rent and a Section 106 financial contribution to cover transport, education and recreation facilities. The sum is less than a full policy compliant scheme but proportionately more than achieved in the existing Section 106 for the 90 home scheme. The applicants have also agreed to a review mechanism i.e. the Section 106 package can be reviewed if the development is not started within a reasonable timescale. The precise wording has yet to be fully agreed regarding review mechanism and backstop provision re value of affordable housing. The transport contribution will include improvements to the station north forecourt re pedestrian access.

At para 2.8 third line west should read east. Regarding para 10.8 the applicants have submitted further information regarding light levels in the proposed flats. 5 % (13) of rooms will be below the guideline standard. The worst affected rooms (7) are bedrooms.

Apart from the Section 106 agreement the outstanding issues are related to clarification of light study information; surface water drainage detail (which might be covered by condition), update of some drawings to include submitted access junction detail.

SCHEDULE LH - 2**APPLICATION MATERIAL AMENDED – 22 MARCH 2016**

D1000 01 EXISTING LOCATION PLAN
D1100 00 EXISTING SITE PLAN
D1700 00 EXISTING NORTH ELEVATION
D1701 00 EXISTING EAST ELEVATION
D1702 00 EXISTING EAST ELEVATION 2
D1703 00 EXISTING SOUTH ELEVATION
D1704 00 EXISTING SOUTH ELEVATION 2
D1705 00 EXISTING WEST ELEVATION 1
D3000 06 SITE PLAN
D3100 12 PROPOSED GROUND FLOOR PLAN
D3101 09 PROPOSED FIRST FLOOR PLAN
D3102 10 PROPOSED SECOND AND THIRD FLOOR PLAN
D3104 09 PROPOSED FOURTH FLOOR PLAN
D3105 09 PROPOSED FIFTH FLOOR PLAN
D3106 09 PROPOSED SIXTH FLOOR PLAN
D3107 09 PROPOSED SEVENTH FLOOR PLAN
D3150 09 PROPOSED ROOF PLAN
D3199 11 PROPOSED BASEMENT PLAN
D3200 06 LANDSCAPE PLAN
D3500 00 SECTION AA
D3501 00 SECTION BB
D3502 00 SECTION CC
D3700 01 NORTH ELEVATION BLOCK AB
D3701 00 EAST ELEVATION BLOCK AB
D3702 00 WEST ELEVATION BLOCK AB
D3703 00 SOUTH ELEVATIONS BLOCK AB&C
D3704 00 NORTH ELEVATION BLOCK C
D3705 00 EAST ELEVATION BLOCK C
D3706 00 WEST ELEVATION BLOCK C

CHANGE TO RECOMMENDATION

Delegate to Planning Manager for approval subject to completion of a satisfactory Section 106 planning obligation agreement; resolution of outstanding matters, addition or alteration of planning conditions.

On page 114 Section 2.1 and page 145 Section 8.0, the Officer's report incorrectly refers to the roof over the proposed rear extension to be a mono pitched roof, in fact it should read flat roof.

No change to the Officer's recommendation which is to approve with conditions.