

PLANNING COMMITTEE

29th June 2016

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

Drawings have been clarified and requested footway/loading bay altered slightly. Revised drawing numbers below :

D3000 07 SITE PLAN Received 28 th June 2016

D3100 16 PROPOSED GROUND FLOOR PLAN Received 28 th June 2016

D3101 12 PROPOSED FIRST AND SECOND FLOOR PLAN Received 28 th June 2016

D3102 13 PROPOSED THIRD FLOOR PLAN Received 28 th June 2016

D3104 12 PROPOSED FOURTH FLOOR PLAN Received 28 th June 2016

D3105 12 PROPOSED FIFTH FLOOR PLAN Received 28 th June 2016

D3106 12 PROPOSED SIXTH FLOOR PLAN Received 28 th June 2016

D3150 12 PROPOSED ROOF PLAN Received 28 th June 2016

Drainage issues have been discussed and updated drawing to be agreed prior to grant of permission. No further Transport/Highway comments.

The Council's specialist consultant has made various comments on the applicants light report. A key point is lack of clarity of results and in particular lack of information on changes to light between the proposed and existing situation rather than the approved scheme. They confirm sunlight to existing homes will be adequate. A revision to the light report is needed; this matter can be delegated to the Planning Manager.

NO CHANGE TO RECOMMENDATION

The Council's consultant has made various comments on the applicants light report. The minor fails and 1 major fail of the vertical sky component for one existing room will occur regardless of the approved or proposed scheme. The consultants other comment relates to lack of clarity regarding interior and exterior sunlight access results for both the proposed and approved scheme included and recommend further information be submitted.

Because of the existing approval the Council needs to be sure the lack of information is a critical matter or not in terms of light being a reason for refusal for the new scheme. Consequently further discussion on the very recently submitted consultant report needs to take place before it can be decided if light be a reason for refusal. It is recommended this matter be delegated to the Planning Manager.

The applicant has asked that the Planning Committee be made aware that they have received legal advice indicating they have a very good chance of winning at any appeal. They are willing to commit to the conference room and gym being for hotel guests only. They also point out that that in terms of hotel room occupancy they will be lucky to achieve 75%.

On a separate matter the applicant also point out that, due to a land ownership matter at the rear of the site, they cannot proceed with the approved scheme unless 15 car parking spaces are lost. Similarly the proposed scheme is affected by land owner issue. This information should not be used in determining the planning application. It is provided as background information and the applicant asked that Planning Committee be made aware.

CHANGE TO RECOMMENDATION

Delegate to the Planning Manager to refuse the application on either the reasons for refusal stated or those covering car/cycle parking and transport infrastructure only.

Materials

The applicant has proposed a number of alternative materials instead of the proposed two tone pebble dash finish. These include:

- Brick slips to window sills and two tone pebble dash finish to remaining areas
- Brick slips to ground floor and pebble dash finish to upper floors
- Darker brick colour single tone pebble dash finish
- Print render to ground floor (brick appearance) with render finish to upper floors

Officer response:

Officers have been concerned about the original sample of printed render that has been submitted, due to the fact that it has a gloss finish. A new sample board has been submitted, which clearly has a matt finish. The applicant has confirmed that the warranty period for the brick affect render is 20 years and officers are confident that this is a closer match to the existing brickwork of the blocks of flats. Officers expressed a preference for brick slips as oppose to the printed render bricks, however further information has been provided in terms of the cost implication and the ongoing maintenance with the brick slips. This relates to the fact that brick slips could be vandalised, whereby individual brick slips could be removed and would need replacing, which would have to be replaced with a colour match being virtually impossible to achieve. Based on this, officers are willing to accept the printed render bricks at ground floor level, as an alternative to brick slips.

In terms of the upper floors, the applicant has proposed the use of coloured render, similar to the proposed scheme for Britwell. In light of the fact that the residents have been consulted about the proposed external material, officers are of the opinion that residents should be given the option to select the colour in order to get the community's 'buy-in' for the improvements. Officers are satisfied that the coloured render on the upper floors, with printed render bricks at ground floor, is a substantial improvement to the previously proposed pebble dash and on this basis the recommendation has been changed.

CHANGE TO RECOMMENDATION:

Delegate to Planning Manager to finalise conditions.

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