

PLANNING COMMITTEE

22nd March 2017

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

Agenda Item 5

Land Former Octagon Site, Brunel Way

This item has been withdrawn from the Agenda.

P/13519/006 - Land RO 11, 15 and 17 Yew Tree Road

Corrections

- i. Proposal description should read:

Construction of a 2.5 storey block to accommodate 12 Flats (3No. 3 bed flats; 4No. 2 bed flats; 4No. 1 bed flats; 1No. Studio)

- ii. Planning history (Para 4.1):

Planning reference number to the latest withdrawn application should read P/13519/005 (not P/13519/004)

Amended Plans

Revised plans have since been submitted to:

- Reduce the first floor bulk adjacent to the northern boundary by the front of Autumn End.
- Changes to the car parking and bin store.
- Further elevation showing comparisons of eaves and roof heights.

Local Highway Authority Response

Previously it has been accepted from a local highway authority perspective that this site could be developed for flats or houses subject to the applicant undertaking works to Harewood Place to bring it up to an adoptable standard. The highway authority would therefore use its powers under the Highways Act to attempt to adopt the road to enable the implementation of waiting restrictions and an ongoing maintenance programme to be implemented.

20 parking spaces are to be implemented for the 12 flats which is in line with the parking standards. Each flat will have an individual cycle store.

The applicant does need to demonstrate that a refuse vehicle can enter, turn and leave Harewood Place in a forward gear prior to the commencement of development.

The applicant will need to prepare a Construction Management Plan as part of a planning condition.

The S106 agreement should:

- Require the works to bring Harewood Place to an adoptable standard to be completed prior to occupation of the development, this process is likely to involve using reasonable endeavours to determine who the landowner of Harewood Place is and gain their approval for the works and dedicating the road as public highway;

- exclude residents of the development from being eligible to receive on-street parking permit in Harewood Place or other roads in vicinity of the site;
- make a TRO contribution to fund the implementation of residents parking scheme on Harewood Place and any other waiting restrictions;
- make a Transport contrition to improve pedestrian and cycle facilities between the development and the town centre

No highway objection.

NO CHANGE TO RECOMMENDATION

Agenda Item 8

P/02134/018 - Montem Guest House, 9-13 Montem Lane and 1A King Edward Street

Comments have been received from Ward Councillor - Mohammed Sharif:

“Thank you for your email and detail on the planning issue. I know it will add to the current traffic congestion, but as it is being converted from 28 bed guest house to 23 flats, it is difficult to justify objections apart from core policy 4. This is not part of town centre, hence does not meet core policy 4 for flats, we should only allow houses on this site.”

NO CHANGE TO RECOMMENDATION