

PLANNING COMMITTEE

5th July 2017

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

Assessment

Since the main report was written, a drainage report has been submitted. However, it does not contain all the relevant information required to enable the Lead Local Flood Authority (LLFA) to make a positive recommendation. The applicant will need to provide this information along with the relevant mitigation that may be required.

In addition, the application has not been advertised in a local paper circulating in the area. An advert will be placed in a local paper and a further 21 days consultation will be carried out. The recommendation is updated to deal with this.

Recommendation

The recommendation is changed to:

Delegate to the Planning Manager to Grant Outline Planning Permission subject to:

- 1) Acceptable surface water drainage arrangements;
- 2) Amend or add new conditions;
- 3) Agree minor changes to the plans;
- 4) Satisfactory completion of a S106 Agreement to secure a prevent future occupiers from obtaining parking permits and to secure a financial contribution towards the replacement of the displaced on-street parking to an alternative location in Chalvey Park; and,
- 5) Provided that no new material representations arise through the further consultation.

Revised Plans

Revised Plans have been submitted with the following changes:

Additional cantered bays to the rear
Removal of balconies to upper floors on the rear elevation

Assessment

The proposed changes to the building are acceptable and address the original concerns raised in the committee report.

Corrections:

Principle of Development, Paragraph 8.1 currently states:

Given the scenario of future redevelopment schemes to the north of the site and the existence of the Foyer development to the south, the existing and proposed context for the site will be that of high density flats. The construction of family housing on this site would be odds with the site's setting and therefore be inappropriate in an urban form context.

It is considered that the need for housing outweighs the loss of an employment facility and that there would be no requirement to replace a community use off site or to seek a financial and the site could be built out as residential in its entirety. Further, given that the site is located just outside of the Stoke Road neighbourhood shopping area then there would be no requirement to provide retail at the ground floor level.

The above paragraphs should be deleted and replace with:

Whilst the Core Strategy seeks to concentrate high density development in the town centre this site is so close to the expanded town centre area (Mill Street being the boundary) an exception can be made. This principle has been established by the existing planning permission for at Lion House and is broadly supported by the 'selected key location' proposal, referred to on the Proposals Map and Site Allocations Development Plan.

Recommendation

The Recommendation is changed to:

Having considered the relevant policies set out below, and comments from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager to consideration of any requirements from the Crime Prevention Design Advisor, the Affordable Housing Officer, Environmental Quality Officer, finalising conditions, and satisfactory completion of a section 106 agreement.

The application form indicates that Cllr Atiq Sandhu is one several applicants. This was unfortunately not reported in the officer's report. In terms of the Scheme of Delegation, applications where members have an interest should be reported to the Planning Committee. Since this application is a major, it would have been reported to Committee, regardless of Cllr Sandhu's interest as one of the owners of the Lansdowne Guesthouse.

Assessment

As a S106 Agreement is to be drafted to secure education and affordable housing contributions, it can also include the preclusion on parking permits being obtained. As a consequence condition 32 would not be required.

While the report states that surface water drainage can be dealt with by condition, the LLFA comments have been re-considered; the applicant has now provided a surface water drainage report and consultation has commenced with the LLFA.

Recommendation

The recommendation is changed to:

The proposal is recommended to be delegated to the Planning Manager to grant planning permission subject to;

- 1) the completion of a satisfactory S106 Agreement to secure off-site Education and Affordable Housing Contributions and a preclusion on future occupiers obtaining parking permits; and,
- 2) acceptable surface water drainage requirements.

Revised Plans

Revised Plans have been submitted with the following changes:

- Repositioning of the western main entrance to the front
- Removal of the openings in the bin store
- Additional timber cladding
- Amendments to the vehicular accesses and parking spaces

Assessment

The proposed changes to the building are acceptable and address the original concerns raised in the committee report.

The Local Highway Authority has not responded on the changes to the vehicular accesses and parking spaces

Recommendation

The Recommendation is changed to:

Having considered the relevant policies set out below, and comments from consultees, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager for approval subject the, consideration of any requirements from the Local Highway Authority, Thames Water, Crime Prevention Design Advisor, and the Environment Agency, and finalising conditions

Assessment

The consultation period closed on 4th July 2017. No further representations have been received.

While the report states that surface water drainage can be dealt with by condition, the LLFA comments have been re-considered; insufficient information has been provided to enable a positive recommendation to be made. The applicant will need to provide this information along with the relevant mitigation that may be required.

Recommendation

The recommendation is changed to:

The proposal is recommended to be delegated to the Planning Manager to grant planning permission subject to;

- 1) the completion of a satisfactory S106 Agreement to secure off-site Education, Transport and leisure contributions plus on-site affordable housing and a preclusion on future occupiers obtaining parking permits; and,
- 2) acceptable surface water drainage requirements.