

# **PLANNING COMMITTEE**

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

## **Agenda Item 5 – P/00072/108 – Former AkzoNobel**

### Consultation response:

The Local Highway Authority has re-requested the change to the public footway / cycleway. The change relates to the southern part of the north - south public footway / cycleway to make it a more continuous connection with the future east – west public footway / cycleway on the estate road.

A revised design to reflect this change has been submitted. This has been assessed by the Local Highway Authority, who agree the change.

The applicant is revising the plans to coordinate with this revised design.

The revised design to public footway / cycleway can be dealt by finalising the conditions, and therefore there is no change to the recommendation.

### Conditions to outline planning permission update:

The planning committee report identifies that further information is still required to fully satisfy a number of conditions to the outline planning permission. All information has now been received and assessed by the relevant consultees who agree the conditions can now be discharged.

Should this reserved matters application be granted permission, Planning Officers will then discharge the relevant conditions to the outline planning permission.

### Reserved matters conditions update:

The condition list has been updated as follows. These are still subject to final agreement with the applicant, and therefore there is no change to the recommendation.

#### 1. Approved Plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority.

- a) Drawing No. SLO1X0-SWE-EX-XX-DR-C-0100 Rev P3; Dated 08/04/2021; Rec'd 13/04/2021
- b) Drawing No. SLO1X0-SWE-EX-XX-DR-C-0104 Rev P04; Dated 23/08/2021; Rec'd 26/08/2021
- c) Drawing No. SLO1X0-SWE-EX-XX-DR-C-0105 Rev P3; Dated 08/04/2021; Rec'd 13/04/2021
- d) Drawing No. SLO1X0-SWE-EX-XX-DR-C-0710 Rev P3; Dated 08/04/2021; Rec'd 13/04/2021

- e) Drawing No. SLO1X0-SWE-EX-XX-DR-L-0001 Rev P02; Dated 20/07/2021; Rec'd 23/07/2021
- f) Drawing No. SLO1X0-SWE-EX-XX-DR-L-0002 Rev P01; Dated 20/07/2021; Rec'd 23/07/2021
- g) Drawing No. SLO1X0-SWE-EX-XX-DR-L-0003 Rev P01; Dated 09/04/2021; Rec'd 13/04/2021
- h) Drawing No. SLO1X0-SWE-ZZ-EX-DR-L-500 Rev P02; Dated 20/07/2021; Rec'd 23/07/2021
- i) Drawing No. SLO1X0-SWE-ZZ-EX-DR-L-501 Rev P01; Dated 07/04/2021; Rec'd 13/04/2021
- j) Drawing No. SLO1X0-SWE-XX-DR-L-3000 Rev P01; Dated 06/04/2021; Rec'd 13/04/2021
- k) Drawing No. SLO1X0-SWE-XX-DR-L-3001 Rev P01; Dated 06/04/2021; Rec'd 13/04/2021
- l) Drawing No. SLO1X0-SWE-XX-DR-L-3002 Rev P01; Dated 06/04/2021; Rec'd 13/04/2021
- m) Drawing No. SLO1X0- SBR- AZ- 00- DR- A- 8300 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- n) Drawing No. SLO1X0- SBR- AZ- 01- DR- A- 8301 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- o) Drawing No. SLO1X0- SBR- AZ- 02- DR- A- 8302 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- p) Drawing No. SLO1X0- SBR- AZ- RF- DR- A- 8303 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- q) Drawing No. SLO1X0- SBR- BZ- 00- DR- A- 8360 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- r) Drawing No. SLO1X0- SBR- BZ- 01- DR- A- 8361 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- s) Drawing No. SLO1X0- SBR- BZ- 02- DR- A- 8362 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- t) Drawing No. SLO1X0- SBR- BZ- RF- DR- A- 8363 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- u) Drawing No. SLO1X0- SBR- GH- 00- DR- A- 8390 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- v) Drawing No. SLO1X0- SBR- GH- RF- DR- A- 8391 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- w) Drawing No. SLO1X0- SBR- EX- 00- DR- A- 8395 Rev P3; Dated 24/08/2021; Rec'd 26/08/2021
- x) Drawing No. SLO1X0- SBR- AZ- XX- DR- A- 8400 Rev P4; Dated 27/05/2021; Rec'd 04/06/2021
- y) Drawing No. SLO1X0- SBR- AZ- XX- DR- A- 8401 Rev P4; Dated 27/05/2021; Rec'd 04/06/2021
- z) Drawing No. SLO1X0- SBR- AZ- XX- DR- A- 8402 Rev P4; Dated 27/05/2021; Rec'd 04/06/2021

- aa) Drawing No. SLO1X0- SBR- BZ- XX- DR- A- 8460 Rev P4; Dated 27/05/2021; Rec'd 04/06/2021
- bb) Drawing No. SLO1X0- SBR- BZ- XX- DR- A- 8461 Rev P4; Dated 27/05/2021; Rec'd 04/06/2021
- cc) Drawing No. SLO1X0- SBR- BZ- XX- DR- A- 8462 Rev P4; Dated 27/05/2021; Rec'd 04/06/2021
- dd) Drawing No. SLO1X0- SBR- GH- XX- DR- A- 8490 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- ee) Drawing No. SLO1X0- SBR- EX- 00- DR- A- 8495 Rev P2; Dated 24/08/2021; Rec'd 26/08/2021
- ff) Drawing No. SLO1X0- SBR- AZ- XX- DR- A- 8500 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- gg) Drawing No. SLO1X0- SBR- AZ- XX- DR- A- 8501 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- hh) Drawing No. SLO1X0- SBR- BZ- XX- DR- A- 8560 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- ii) Drawing No. SLO1X0- SBR- BZ- XX- DR- A- 8561 Rev P3; Dated 07/04/2021; Rec'd 13/04/2021
- jj) Drawing No. SLO1X0- SBR- ZZ- XX- DR- A- 8570 Rev P04; Dated 24/08/2021; Rec'd 26/08/2021

REASON: To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

## 2. Construction plant noise

Prior to the commencement of any construction works, full details of construction plant noise levels and proposed mitigation consistent with the noise criteria from BS5228 shall be submitted to and approved in writing by the Local Planning Authority. The construction phase shall be carried out in full accordance with these details.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance. In accordance with Policy EN1 and EMP2 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the National Planning Policy Framework.

## 3. Samples of Materials

Prior to the installation of any external finishing materials being applied to the data centres hereby approved, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) specification details of the external finishing materials to be used to be used in the construction of external envelope of the data centres pursuant to the approved plans and submitted design and access statement
- b) a glint and glare study demonstrating external materials on the data centres and the above ground storage tanks do not result in glint or glare on highway safety or residential amenity. This shall include existing and approved highways / residential buildings via the outline planning permission (ref. P/00072/096)
- c) details of the depths of the returns within elevations of the data centres which are not clear on the approved plans

The development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality and to ensure any reflective material would have acceptable impacts on highway safety and neighbour amenity in accordance with Core Policies 7 and 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1 and EMP2 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework 2021.

#### 4. Details of the green wall system

Prior to the installation of any external finishing materials being applied to the data centres hereby approved, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) specification details of the green wall system using and stainless steel rope / mesh pursuant to the approved plans and submitted design and access statement

The approved green wall system shall be carried out no later than the first planting season following first occupation of the development hereby approved. Within a five year period following the implementation of the green wall system, if any of the green wall shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as within the approved green wall system.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1, EN3 and EMP2 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework 2021.

#### 5. Hardstanding materials

Prior to the installation of any hardstanding areas of the development hereby approved, specification details of their external finishing materials pursuant to the approved plans, approved landscaping scheme, approved drainage strategy, and submitted design and access statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1 and EMP2 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

## 6. Mechanical yard materials

Prior to the installation of any buildings within the mechanical yard hereby approved, specification details of their external finishing materials pursuant to the approved plans and submitted design and access statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1 and EMP2 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

## 7. Substation Boundary Treatment

Prior to the installation of any boundary treatment to the development hereby approved, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) specification details and elevation drawings of the architectural screening to the substation pursuant to the submitted design and access statement. The details shall clearly set out the layout of each different architectural panel screening the substation

The development shall be carried out in accordance with the details approved prior to first occupation and shall be retained at all times in the future.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan

Document, December 2008, Policies EN1 and EMP2 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

#### 8. Diesel storage tanks

Prior to the installation of the diesel storage tanks and any diesel drain tanks, a detailed design, with monitoring and maintenance measures, in accordance with the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) Prevent groundwater pollution from underground fuel storage tanks - Guidance - GOV.UK <https://www.gov.uk/guidance/prevent-groundwater-pollution-from-underground-fuel-storage-tanks>
- b) Dangerous Substances and Explosive Atmospheres Regulations 2002 <https://www.hse.gov.uk/fireandexplosion/dsear.htm> and The Dangerous Substances and Explosive Atmospheres Regulations 2002 ([legislation.gov.uk](http://legislation.gov.uk)).
- c) Oil storage regulations for businesses <https://www.gov.uk/guidance/storing-oil-at-a-home-or-business#design-standards-for-containers>

The development shall be carried out in accordance with the approved details

REASON to prevent land and groundwater pollution, and in the interest of health and safety, in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the National Planning Policy Framework.

#### 9. Green Wall management plan

Prior to first occupation of the development hereby approved a Green Wall system management plan shall be submitted to and approved in writing by the Local Planning Authority. This management plan shall set out the long term objectives, management responsibilities and maintenance schedule for the Green Wall system shown on the approved plans, and should include time scale for the implementation.

The development hereby approved shall be carried out in accordance with the approved details at all times in the future.

REASON To ensure the long term retention of Green Walls within the development to meet the objectives of Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN3 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

#### 10. Cycle parking

Prior to first occupation of each data centre building hereby approved details of cycle parking spaces provision (including location, housing and cycle stand details) for that building in accordance with the Cycle Parking Guidelines within the Slough Developer's

Guide Part 3 shall be submitted to and approved in writing by the Local Planning Authority. A total of 40 cycle spaces shall be provided across the site. The cycle parking shall be provided in accordance with these details prior to the first occupation of each data centre building and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy T8 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

#### 11. Bench seating

Prior to first occupation of the development hereby approved, details of the bench seating located adjacent to the data centre buildings within the site's secure areas and those sited within the grass verge to the east-to-west estate road pursuant to the approved plans shall be submitted to and approved in writing by the Local Planning Authority.

The bench seating located adjacent to the data centre buildings within the site's secure areas shall be provided in accordance with these details prior to the first occupation of the development. The bench seating located within the grass verge to the east-to-west estate road provided in accordance with these details prior to the east-to-west estate road being open to the road traffic and pedestrians.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1 and EMP2 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

#### 12. Bus shelter

Prior to first occupation of the development hereby approved details of the bus shelter and signage to serve the proposed bus stops shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully installed before the relevant bus service is brought into first use, and be retained in good working order at all times in the future.

REASON To ensure the future bus route is served by appropriate bus stops and ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Core Policies 7 and 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1, EMP2, and T9 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.



### 13. Street furniture

Prior to first occupation of the development hereby approved details of street furniture / lighting in relation to the east-to-west estate road shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully installed prior to the opening of the east-to-west estate road, and be retained in good working order at all times in the future.

REASON to facilitate car, pedestrian and cycle movements, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EMP2 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

### 14. Wayfinding

Prior to first occupation of the development hereby approved details of wayfinding signage in relation to the public cycleway / footway shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully installed within one year of first occupation of the development hereby approved and prior to the opening of the public cycleway / footway, and be retained in good working order at all times in the future.

REASON to facilitate pedestrian and cycle movements, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EMP2 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework

### 15. Plant attenuation

Prior to the installation of any plant (including the diesel generators), full details of the attenuation packs and/or enclosures for plant pursuant to the noise criteria set by condition 12 of the outline planning permission (P/00072/096), shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully installed prior to first occupation of the development hereby approved and be retained in good working order at all times in the future.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance. In accordance with Policy EN1 and EMP2 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the National Planning Policy Framework.

### 16. Diesel generator restrictions

The diesel generators hereby approved shall only be used in the event of a power supply outage, and in accordance with the following diesel generator testing regime:

- Monthly testing for a duration of 15 minutes at no load; and
- 6 monthly testing for a duration of 6 hours with the maximum number of generators being tested at any one time being 2 (one generator offload and generator one at load).
- The testing shall only be carried out during the daytime (07:00-23:00).

The diesel generators shall only be used in accordance with the above details.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance. In accordance with Policy EN1 and EMP2 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the National Planning Policy Framework.

#### 17. Operational HGV deliveries

The operational HGV deliveries into the site are limited to a maximum of two deliveries in any one hour period, with a maximum of 2 HGV deliveries between the hours of 2300hrs and 0700hrs..HGVs are defined as any vehicle over 7.5 tonnes gross.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance. In accordance with Policy EN1 and EMP2 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the National Planning Policy Framework.

#### 18. Low level wall to water storage tanks

The low level wall surrounding the above ground water storage tanks as shown on the approved plans shall be structurally designed and built to withstand the water containment in the event of the failure of all the water tanks, in accordance with the details agreed under Condition 9 of the outline planning permission (ref. P/00072/107).

The low level wall shall be installed before the water tanks are filled with water and shall be retained on good structural condition at all times in the future.

REASON To minimise flood risk in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the National Planning Policy Framework.

## 19. Car parking

The car parking spaces, roadways, and manoeuvring areas as shown on the approved plans for each data centre building shall be provided prior to first occupation of that building hereby approved and be retained at all times in the future for such purposes.

REASON: To ensure that adequate on-site parking provision, access, and manoeuvring space is available to serve the development in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy T2 of The Adopted Local Plan for Slough 2004 and the National Planning Policy Framework.

## 29 Access

The means of access pursuant to the approved plans and as agreed through a highways agreement with the local highway authority shall be fully completed prior to first occupation of the development hereby approved.

REASON: To ensure that adequate access, is available to serve the development in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy T2 of The Adopted Local Plan for Slough 2004 and the National Planning Policy Framework.

## 20. Vehicle access gates

No vehicle access gates, roller shutters doors or other vehicle entry barriers other than those hereby approved shall be installed without first obtaining permission in writing from the Local Planning Authority.

REASON In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework

## 21. Security Strategy

The security measure in respect of the public cycleway / footway shall be fully implemented in accordance with the submitted security strategy (SLO1 Security Strategy Overview; Dated 21/05/2021; Rec'd 03/06/2021) prior to the opening of the public cycleway / footway, and be cairned out at as such at all times in the future.

REASON to minimise the potential for criminal activity and anti-social behaviour in accordance with the in Core Policy 12 of the Core Strategy Local Plan Policy EN5, and the requirements of the National Planning Policy Framework.

## 22. Shower facilities

The shower facilities shown on the approved plans for each data centre building shall be made available for staff, and shall be retained at all times in the future for this purpose prior to the first occupation of that building hereby approved.

REASON To encourage cycling to work in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy T8 of The Adopted Local Plan for Slough 2004, the Slough Developer's Guide Part 3 and the requirements of the National Planning Policy Framework.

## 23. Boundary treatment

Prior to the development hereby approved first being brought into use the boundary treatment and serrated topping to shall be fully completed in accordance with the approved plans and the details set out on page 130 & 131 of the submitted design and access statement (SLO1X0 - Design and Access Statement, Landscape Report and Specification; Rec'd 13/04/2021) and be retained as such at all time in the future.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Core Strategy 2008 and the requirements of the National Planning Policy Framework

### Recommendation:

No change.

## **Agenda Item 8 - P/16947/002 - 45 The Myrke, Datchet, Slough, SL3 9AB**

### Corrections

Para 1.1 states the applicant is SBC whereas the application is before committee due to a call in from Cllr Basra.

Para 16.1 should state the site is within Flood Zone 2. This does not affect the considerations. The Environment Agency has raised no objections advising that their standing advice should be followed and the applicant's Flood Risk Assessment confirms that said advice can be followed. The applicant undertook a sequential test in accordance with the requirements of the NPPF and its findings are accepted.

### Correspondence received from Cllr Basra:

I refer to the Planning Application for 45 The Myrke and ask for this to be deferred to allow for a Site Visit and the following:-

The date of the first issue was back in November 2017 with revisions In 2018 and again in 2020. Councillors and residents have actively been in discussion with SBC with regards to their Objections. With the delays due to COVID – 19, the changes to the Planning Officer and endless months of uncertainty we received the email below informing us that this application was to be on the agenda for the September Planning Committee with a recommendation for approval.

As Councillors, we did not receive confirmation from Democratic Services that this was definitely going ahead or details of the right to speak as I called in the application to Committee as a Ward Member, was this an oversight? The papers were issued on 7<sup>th</sup> September with a resident only receiving her letter on 10<sup>th</sup> September. The papers now state that the Officer's Recommendations are for approval, subject to conditions.

As Councillors we met again with our residents on Friday 10<sup>th</sup> September, a number of who are away and do not return until after the proposed hearing. They are very stressed and do not have all the answers to the following points:-

- Has a Site Visit been conducted – if so when and what was the findings, can a report be made available?
- There are a number of assumptions in the papers which highlight Health & Safety issues and concerns which have been already been put forward by residents, particularly with regards to the Access Road on pages 137 to 139 of the report.
- Would the road leading to this planning application be adopted by SBC as is the road leading to this application, and what impact will this have on existing residents whose parking spaces are already restricted?
- Residents have lost trust and faith in our council as a confirmation was received on 6<sup>th</sup> August 2020 with regards to a breach of planning control for a garage which is being used as a dwelling at 49 The Myrke. More than a year on we have been informed that this application is yet to be determined and may be heard in the next few weeks, pictures attached. The resident who lives just feet's away from this dwelling has approached our local MP for his help in this matter. Emergency services cannot access beyond this site which will have an impact on this application.

- Over a year ago Councillors/Residents raised concerns about the garages at the same site which were being sold for potential development, this did not take place then but has suddenly remerged to be auctioned on 24<sup>th</sup> September together with the land which includes the road leading into the very narrow access road, the access road in front of this Planning application, 6 of the garages and additional land at the rear with the potential of 2 more semi-detached houses being built.

The residents want to work with SBC to prevent further inappropriate dwellings to be built, given the fragile and small neighbourhood, we ask this application to be at the least deferred whilst some of the points above have been actioned.

In respect of the planning issues raised relating to this application the following Officer comments are made:

- The request for a deferral for a Site Inspection has been noted and for clarity, the Case Officer has visited the site on two occasions prior to the meeting.
- The 'assumptions' referred to generally relate to access surfacing, these are not assumptions as such but comments relate to details that have not been provided. These details are proposed to be secured by condition.
- It is understood that the access road would not be adopted. The proposed conditions include a requirement to resurface and add speed restrictions to the access.
- Points in respect of 49 The Myrke and the garage site are not pertinent to this planning application.