

Planning Applications Committee: 20th September 2012

Updates to reports for consideration.

Application No: 12/00739/F

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Further representations: Three further letters of support making the following comments:

- Create much needed employment
- Will tidy up the area
- Will provide a store and cafe within walking distance
- Would be of a benefit to the community

Amendments to report:

Paragraph 80 of the report should refer to Barrett Road as opposed to Barratt. For the avoidance of any doubt post development there will be 2 Toucan Crossings on Sandy Lane and a Puffin crossing on Bessemer Road incorporated within the existing signalised crossings.

In publishing the report parts of paragraphs 89 and 101 have been lost these should read:

- 89 Servicing of the main store will be via a dedicated delivery area to the southwest corner of the site. This is accessed via Bessemer Road and screened from Hall Road by the superstore itself and also fencing. The business units will be serviced from the frontage and have been provided with refuse stores to the side. The other main town centre uses will be serviced from the car park and/or Hall Road where a deliveries bay has been provided. All units have been provided with refuse storage areas.
- 101 The site lies outside any medium or high probability flood zone, nevertheless given the scale of the development a surface water flood risk assessment is required and has been submitted with the application. The assessment has adequately demonstrated that the proposed surface water scheme will ensure that the proposed development will not increase flood risk and will incorporate sustainable urban drainage in the form of six soakaways to drain the building and parking areas.

Paragraph 102 - The applicant has clarified that the store will be constructed to BREEAM excellent and that this does not apply to the whole development.

Application No: 12/01399/F (Item 5(7))

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Amendments

- In para 2 – It should read that the newsagents is on the ground floor and the flat on the first floor
- In the recommendation section – delete reference to PPG24
- Incorrect site location plan (red line). Correct plan circulated.

Further representations:

One additional representation was received making the following comments:

- Concern of commercial storage in a domestic area and whether this is legal
- The bins are untidy creating foul smell and rats

Response:

- Both these matters are not under consideration in this application. The Environmental Health team are already aware and will investigate in due course.

Application No: 12/01188/F (Item 5(6))

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Amendments

- Recommendation should read 92 Amderley Drive, not Road. The reference to Amderley Road in the report in paragraph 25 should also be Drive.

Further representations and response:

- Further email received from residents at 40 Hardwick Close raising concern over loss outlook, views and value of property which have all been covered in the report.
 - Issues of compensation from Council and likelihood of applicant staying in existing house raised, but not material planning considerations.
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