

## Planning Applications Committee: 10 August 2017

### Updates to reports

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**Application:** 17/00734/F – 15 Mount Pleasant  
**Item:** 4(f)

**Correction:**

Amend reference to “Head of Planning Services” on page 79 of committee papers to “Director of Regeneration and Development”.

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**Application:** 17/00988/F – George Hotel  
**Item:** 4(j)

**Update:**

Four additional objections, making a total of seven objections to the current application.

Issues raised:

Retrospective - Development/Installation carried out without relevant permissions; would not have considered acceptable in this form if application submitted for consideration prior to installation.

Impact on the setting of Listed Buildings – design not in accordance with the principles of vernacular design.

Opposition to an over-easy acceptance of retrospective approvals setting a poor precedent.

Statements referring to non-specific previous breaches of Planning permissions by George hotel. A Planning History and enforcement case history does not show any instances of previous breaches of planning permission. The most recent approved application on this site dates back to 1998.

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**Application:** 17/00/F – 5 Nutfield Close  
**Item:** 4(g)

**Update:**

The addition of a further condition to read;

*The two independently accessed bedrooms within the development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 5 Nutfield Close. At no time shall they be sold or leased independently from the main dwelling.*

**Reason**

To ensure the annexe is not occupied as a separate dwelling as this could result in detriment to the amenities and living conditions of existing neighbouring residents and future residents of the site, contrary to paragraph 9 and 17 of the NPPF and policies DM1, DM2, DM12 and DM31 of the Development Management Policies Local Plan 2014.

Following discussion with Cllr Lubbock it was decided prudent to add the above condition to allay neighbours' concerns regarding the future use of the two ancillary bedrooms forming part of the application.

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17/00076/ENF – 1A Midland Street.

A letter plus appendixes and attachments was submitted to the Planning Department on 9<sup>th</sup> August 17.11pm. The letter is from Leathes Prior Solicitors, acting on behalf of David Utting Engineering Ltd. The letter is summarised below:

- The letter states the history, progression and current success of the business in this location.
- The letter refers to 'ongoing difficulties' in developing its own site in accordance with Planning Permission granted on 11<sup>th</sup> Feb 2016 (15/00272/F) Goldsmith Street housing site.
- The letter considers that the council's procedure, and if adopted, recommendation to proceed with enforcement action would amount to an abused of the Council's Power.
- It is stated that David Utting engineering was under the impression that the 'temporary' development was regarded as permitted development.
- It is stated that the council has been aware of this development since October 2016 & questions why no action was taken at this time.
- The letter refers to a planning application submitted by David Utting Engineering Ltd. On 9<sup>th</sup> August 2017 for retrospective planning permission.
- It closes by saying that David Utting Engineering Ltd shall challenge any decision to prosecute or take enforcement action.