

Planning Applications Committee: 9 February 2017

Updates to reports

Application: 16/01574/O - Land at Lily Terrace

Item: 4(a)

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Addition:

3 more informatives to be added within the recommendation:

1. Archaeological brief to be obtained from HES (IN19);
 2. Considerate Construction Scheme (IN7);
 3. Tree Protection Barriers (IN11).
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Application: 16/01625/F – 1 Beckham Place, Edward Street

Item: 4(b)

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A note is to be added with regards to ecology and the requirement to protect bats.

Application: 16/01268/F - Merchants Court

Item: 4(c)

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Recommendation:

Condition 15 – Change to recommended condition. The applicant has indicated that they intend to maintain the status quo and continue to allow public access. To secure this for the future, the applicant has requested a condition which removes permitted development rights restricting the erection of gates/enclosures, rather than condition 15 as currently drafted. This is considered acceptable as a means of retaining some control over this informal access.

Application: 16/01780/F

Item: 4(d)

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Additional information:

Tree protection officer

The TPO in the neighbouring properties (within numbers 21 and 22 Bek Close) needs to be updated. It covers both an oak tree within the garden of 21 Bek Close

and a group of poplars within both 21 and 22. However these poplars have since been removed. The TPO therefore needs to be updated to include just the Oak tree. This Oak tree is sited some distance from the development and is not anticipated to be affected by the proposal.

Fire Safety Officer

Informally consulted; no objection. Would anticipate running hoses down the close if needed (maximum 90m length hoses). Not within their jurisdiction to control parking.

Highways (local)

Informally consulted; no objection.

Application: 16/01720/F

Item: 4(f)

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Additional representation:

Additional objection received from one neighbour, and an objection received from a neighbour who had previously not commented. New issues raised;

1. Proposed plans indicate a sitting room which would surely be used as a bedroom
2. Currently 3 bedrooms are used on the first floor and the lounge/dinner used as a 4th and even 5th bedroom.
3. Property is poorly maintained
4. More students would devalue the properties in the area

Officer response:

1. Confirmation of the proposed and current use of the internal rooms were sought from the applicant and agent. Confirmation was received that there are 4 bedrooms on the first floor, used as bedrooms. The plans to be displayed at Committee are considered to be an accurate depiction by the applicant. The applicant intends to work within the current permitted development rights, in terms of whether the dwelling is used as a C3 house or a small C4 (up to 6 individuals). No change of use application to a large HMO has been submitted, or is currently considered necessary.
 2. As above
 3. This is not a material planning consideration
 4. This is not a material planning consideration
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