

## Planning Applications Committee: 3rd April 2014

### Updates to reports

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#### **Application no: 13/01686/F & 13/01687/L – 24 Cattle Market Street**

##### **Additional information:**

The applicant has submitted two additional visuals which show the proposal in context with the surroundings. The visuals have been added to the presentation. The visuals are not intended to show details of the materials (which will be subject to conditions) but show the overall bulk, scale and mass of the proposal.

##### **Additional representation:**

One additional letter of representation has been received from the new landlord of the neighbouring public house (Formally Marquee, now The Owl Sanctuary). The issues raised are summarised in the table below.

<b>Issues raised</b>	<b>Response</b>
The demolition and subsequent building will block the fire exit from the public house.	The proposed building will occupy the same footprint as the existing building so it is not clear how the proposal will block any of the fire exits from the neighbouring public house.
The proposal is likely to cause complaints from the new residents regarding noise from the adjacent public house.	See paragraph 43 of report
The size of the proposal shows no respect for the residential houses nearby and will deprive them of daylight	See paragraphs 33-39 of report
The proposal will result in a loss of parking.	The proposal will not alter the amount of parking for the public house. One parking space will be provided per dwelling.
The new residential properties will overlook the residence above the pub.	It is acknowledged that there will be new windows which face onto the public house which has the potential to increase overlooking. It is however considered that the benefits provided by increasing surveillance of the lane outweigh any increase in overlooking to the public house.
The proposal could destroy local history	See paragraphs 21-32 of report

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**Application no: 14/00028/VC - McDonalds**

**Additional information:**

The applicant confirmed on 27<sup>th</sup> March 2014 that the replacement plant work required by the Noise Impact Assessment has been carried out and completed.

**Response**

Noted

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**Application no: 13/02098/F – 11 Mount Pleasant**

**Additional information:**

Details of the render, roof, windows and doors have been submitted to the Council. These are considered acceptable and as such condition 3 should be amended to say that these shall be in accordance with the details submitted. Details are still required of the fence and hardstanding (condition 4) and the specialist foundations in the root protection area (condition 6).

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