

Planning Applications Committee: 8 July 2021
Updates to reports

Application: 21/00665/F

Address: Land and Garages Rear of 2 to 20, Hanover Road

Item no: 4(d)

Pages: 95-122

Since the report was published, an amended red line plan has been submitted and a copy of this and the corresponding site plan are attached. The amendment omits the footpath which connects the site to Newmarket Road from the boundary of the application site. No works are proposed to this footpath and it has been removed from the red line area as the applicant's do not own it. This amendment does not affect the assessment of the application.

Additional comments have been received since the report was written from five objectors and these have been circulated to some Member of the Committee. The comments raise the following matters which reiterate and follow on from comments previously made:

- Loss of parking spaces
- Car park data is out of date and inaccurate so recommendation is based on incorrect information
- Closed car park has had a serious knock of effect on all roads in permit zone S
- Unsafe access for construction vehicles and occupants
- Contamination on site
- Residents denied access
- Minimum soft landscaping
- Parking spaces alongside existing gardens
- Disruption, noise and damage to surrounding properties
- Level of occupancy should be reconsidered

The above points are addressed in the report.

One additional point has been made querying the number of spaces in the Beaumont Place car park which has recently become available to zone S permit holders. It has now been clarified that this car park offers a total of 9 parking spaces, not the 22 identified in the report. Some weight has been attributed to the facility this additional car park offers in reducing the harm from the reduction of parking for zone S permit holders within the application site. That weight should be lessened accordingly given the reduced number of spaces available, however it still helps to provide some additional parking within the permit zone and the assessment remains that the benefits of the proposal outweigh any harm.

Application: 21/00561/F

Address: 90-92 Colman Road

Item no: 4(b)

Pages: 51-60

Late representation

1 late letter of representation has been received raising no new points.

Correction

The table below paragraph 13 should have stated that 1 objection notes that the plans show 2 small rooms labelled as “masjids”, which in this context are understood to be prayer rooms to provide Muslims with a room to pray at the appropriate times during their visit to the restaurant. The vast majority of the floor space is dedicated to dining space so the presence of these two rooms does not suggest that the use is to be anything other than a restaurant. If the use were to change in the future, a change of use application or enforcement action may be necessary.