

DEVELOPMENT CONTROL & LICENSING COMMITTEE

16TH SEPTEMBER 2014

ADDENDUM REPORT CONTENTS

REPORT NO: 209/2014

Planning applications to be determined by the Development Control & Licensing Committee

Item no.	Application no.	Applicant	Parish
1	APP/2013/0221	IMPRESO LIMITED	LITTLE CASTERTON
2	2014/0527/FUL	LARKFLEET HOMES	BARLEYTHORPE

DEVELOPMENT CONTROL & LICENSING COMMITTEE

16TH SEPTEMBER 2014

REPORT OF THE DIRECTOR FOR PLACES (ENVIRONMENT, PLANNING AND TRANSPORT)

ADDENDUM REPORT

Report no: 209/2014

Planning application to be determined by the Development Control & Licensing Committee

Item no:

1. APP/2013/0221 – IMPRESCO LIMITED

Further information from applicant and Planning Officers' Comments

The applicant has now submitted an amended layout plan to address the outstanding issues identified in the recommendation to the main report (and as detailed in paragraph 50 of the report). A revised panoramic view of the site has also been submitted, along with revised floor plans for some of the proposed new units.

The amended layout plan indicates the requested 5 metre structural landscaping at the east of the site. The space taken by this has resulted in the total floorspace being reduced by 125 square metres (from 2,435 sq.m to 2310 sq.m). There is a loss of one parking space, taking the total from 55 to 54. However, an additional cycle parking area is now proposed.

The additional landscaping is welcomed; the revised car parking provision is also within current standards. That said, the layout is now very compressed in the central part of the site which, amongst other potential issues, could cause conflict between parked vehicles and other vehicles entering the courtyard areas. The disabled parking spaces could also be subject to such conflict. There is also no indication of the available space for delivery lorries to turn and park, and no facilities for waste storage.

Given this, it is concluded that the amended plans have gone some way towards addressing the landscaping requirements, but that the knock-on impact on the site layout warrants more consideration.

The recommendation in the main report therefore remains unaltered, enabling Officers to secure further amendments to the site layout prior to the release of planning permission. There are no changes to the recommended conditions, as these are still required to address, for example, landscape and cycle parking details.

2. 2014/0527/FUL – LARKFLEET LTD

Letter/Further information from applicant

Larkfleet has provided additional evidence with regard to surface water disposal. This has been forwarded to the Environment Agency.

Larkfleet confirmed on 10 September that it accepts the S106 calculations as requested and is content to proceed with the S106 on that basis.

Additional Consultation Response

Environment Agency

Thank you for referring the Drainage Strategy Plan for the above application, which was received on 05 September 2014.

We withdraw our objection to the application. We have reviewed the Drainage Strategy Plan (Wormald Burrows Partnership Limited, reference E2155/50) and are satisfied with the proposed surface water drainage scheme.

Planning Officers' Comments

As the proposal requires a S106 agreement, the recommendation is revised to read:

'APPROVAL, subject to the satisfactory completion of a Legal Agreement to deal with Affordable Housing provision and Developer Contributions, and the following conditions'.

In order to bring the permission in line with the original, it is also necessary to add a condition limiting the hours of construction, in the interests of residential amenity.

Additional Conditions

5. Construction works shall only be carried out between the hours of 07:00 and 19:00 on Mondays to Fridays and 0800 to 1300 on Saturdays; and at no time on Sundays and Bank Holidays.
REASON: To protect the amenity of the occupants of nearby dwellings.