

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number:** 13/03849/FUL

Address: The Wheel, 19 Plumbley Hall Road S20 5BL

Additional Representations

Clive Betts MP has written a further letter on behalf of himself and local councillors stating that there is no objection in principle to the idea of housing on this site, despite the loss of the pub but there is concern about the development being built too close to the road, in front of the existing building line. There is a feeling locally that this would be at odds with the other properties further along the road which would be contrary to the current character of the area. There is a hope that a re-design of the layout could deal with this issue.

A local constituent has responded to Clive Betts, copied to local councillors, stating that his own research shows that there is a significant body of support for the application and that the majority of residents are actually in support of the proposals.

Amended Scheme – Additional Representations

Following further notification to local residents, 3 additional letters of representation have been received. The following comments/issues have been raised:-

- Reference to an application made to the Council approx. 1985, seeking planning permission for a garage at a neighbouring residential property. The planning officer at that time advised that the proposed development would not be acceptable if it extended beyond the building line.
- Development would extend beyond the building line and spoil the open space environment, due to the design of the estate.
- Overbearing impact on no. 21 Plumbley Hall Road.
- Plots A and B particularly outside the existing building line.
- Public house is set back and in line with adjacent property, obviously because the building line was getting too close to the street and the spatial environment of the estate would have suffered.
- Reference to previous correspondence between Clive Betts MP and Maria Duffy (Interim Head of Planning) relating to the building line.
- Concern raised about the time scale for additional representations to be received; two working days before the Committee meeting.

An additional letter in support has been received. They consider that the new houses will enhance the immediate environment and will serve to remove an eyesore.

Officer Response

The layout has been revised slightly since the original submission and this issue is covered in detail in the officer report. The building line is not as definitive as the representations suggest as the properties on Plumbley Hall Road all gradually step forward of one another, with this new development continuing that trend. In addition there is an area of open space directly opposite the proposed development which will provide an open setting to it.

In respect of the time scales for representations to be received, it is a statutory requirement to allow 21 days for neighbour responses, which has been carried out. Where opportunities exist, if a scheme is amended, further notifications are carried out, which allows a period of 10 days from which to comment on the amended scheme, which is in accordance with the Statement of Community Involvement.

Legal Agreement

A signed Section 106 Legal Agreement has been submitted, which secures a financial contribution of £8,327.55 towards the provision or enhancement of Open Space.

Amended Condition

With regards to the approved drawings, there have been minor changes to the elevations and some drawings have been annotated to provide additional information. The following additional and/or amended drawings are to be included in Condition 2:-

The development must be carried out in complete accordance with the following approved documents:

- Drawing no. 012, emailed 12.02.2014;
- Drawing no. 05, Rev A, emailed 06.02.2014;
- Drawing no. 06, Rev A, emailed 06.02.2014;
- Drawing no. 07, Rev A, emailed 06.02.2014;
- Drawing no. 010, Rev C, emailed 06.02.2014; and
- Drawing no. 011, Rev C, emailed 06.02.2014.

2. Application Number: 13/01528/FUL

Address: Globe II Business Centre, Maltravers Road

Additional Information

The District Valuation Office has re-appraised the amended scheme and has confirmed that it would be unviable to provide affordable housing as part of this development.

Additional Condition

Before each phase of the development is commenced full details of the proposed refuse and recycling storage facilities to be provided to serve that phase of the development shall have been submitted to and approved by the Local Planning Authority. The details shall include a method statement indicating how the facilities

will be managed and serviced and how occupiers of the proposed development will be encouraged to maximise the use of the proposed recycling facilities to reduce general waste arising. Prior to occupation of any phases of the proposed development the approved facilities shall have been implemented for that phase in conjunction with the approved method statement and shall thereafter be retained.

Reason: In order to ensure that proper provision for refuse is made and to encourage the maximum use of recycling in the interests of protecting the environment.

3. Application Number 13/03502/FUL

Address Meersbrook Garage. 1-7 Meersbrook Road, S8 9HU

Additional Information

Following the previous Committee meeting, the applicant's agent has confirmed that the applicant would be happy to limit the hours of operation of the whole garage premises to:-

0730 hrs to 1800 hrs (Monday to Friday);
0800 hrs to 1400 hrs (Saturdays)
No working on Sundays or Bank Holidays

Given the intensification of the use, officers consider that such a restriction would assist in limiting any nuisance experienced by local residents as a result of garage activity. However, it would not be reasonable to impose this restriction over the whole of the site, given that portions of it are long established and 'lawful' and are currently operating without restriction. It is therefore recommended that such limitations should apply to the former showroom only.

Additional Representations

3 additional letters of representation have been received. The comments are as follows.

- Strong objections to the Traffic Regulation Order (TRO) in the vicinity of Meersbrook Garage and there is no need for this.
 - Local residents would be punished because of the failings of the garage.
 - Local residents would have to pay for parking permits.
 - The garage would park cars elsewhere on the nearby streets.
- The issue is with the operations of the garage and should not affect residents.

A petition containing 53 signatures has been received which is headed 'No Double Yellow Lines on Meersbrook Road' and which sets out the following comments.

- The garage still does not have planning permission for the 3 additional bays.
- The use is not suitable for a residential area.
- There is insufficient parking on site to support the repair bays.
- The garage is located close to a very busy junction and there is a danger to primary school children.
- The height of the wall next to the site entrances has not been altered.

- This is a 24 hour use with a recovery service operating.
- The TRO would be inconvenient to local residents.
- There is concern that the TRO will extend to nearby roads such as Rushdale, Lismore and Stanley Roads and that residents will have to pay for parking.

Officer Response.

The main agenda report identifies that the TRO would only apply to the short section of Northcote Avenue next to the west side of the garage and not on Meersbrook Road. Local residents would not have to pay for parking on the roads.

The alterations to the height of the walls are controlled by condition 06.

With respect to the 24 hour use, a condition would be attached controlling the hours of operation of the 3 new bays.

It is considered that the combination of the extra parking on site, the TRO at Northcote Avenue and the management plan would limit the need for the garage to park on the surrounding streets as explained in the main agenda report.

Amended Condition

Condition 3 is recommended to be reworded to read:-

Within 3 months of the date of this permission a Traffic Regulation Order shall have been made to restrict parking on Northcote Avenue adjacent to the site entrance.

Reason: To ensure the development does not result in an increase in on-street parking pressure in an area with already high demand to the detriment of highway safety and residential amenity.

Amended Condition

Condition 6 is recommended to be amended:-

The reference to 'site entrance' in the second line of condition 06 is altered to 'all site entrances'.

Additional Condition

Relating to the hours of operation (above) the following condition is recommended:

The 3 workshop bays within the former showroom element of the building shall not be used for the repair, inspection or servicing of vehicles on any Sunday or any Public Holiday and shall be used for such purpose only between 0800 hours and 1400 hours on Saturdays, and 0730 hours and 1800 hours Monday to Friday.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

4. Application Number 13/04056/FUL

Address Land between 41 and 87 Buchanan Crescent and land adjoining 58 Buchanan Crescent and 262 Buchanan Road.

Amendment to Recommendation:

Members are asked to note that the recommendation for the application should be amended to Minded to Grant Conditionally subject to the completion of Legal Agreement. Details of the Legal Agreement are fully set out within the Report.

In the event that a satisfactory Legal Agreement covering the Heads of Terms set out in the report is not concluded before 3rd March 2014 (in order to meet the Government's target time for the determination of the application), it is recommended that the application be refused for the failure to make adequate provision in this regard.

5. Application Number 13/04008/FUL

Address 29 Toll Bar Drive

Amended Description

Insert the words '(Use Class C2)' at the end of the description, in order to clarify the approved use.

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