

8th June 2023 Planning Committee Addendum

Item 5.1 22/00085/CONR – 54 Arkwright Road

There is no change to the number of addresses objecting to the proposal, but three additional objections were received from people who had previously objected. The additional material considerations raised include:

Objection	Officer Comments
Agrees with the officer assessment that limited weight should be placed on the delivery of family sized accommodation	Noted.
The access path shown on the plans is wider than that built.	<p>The applicant has explained:</p> <p><i>“The initial dimensions would have been correct before it later became apparent in the construction process that for safety reasons the thick concrete retaining wall needed to be provided along the side of this passageway due to the banking and build-up of soil along this boundary.”</i></p> <p>An updated plan has been received. Officers have been on site and checked the dimensions of the path and retaining wall are satisfied that the updated plan is accurate.</p>
The objector believes that the internal floorspace of unit 6 which has a ceiling height of at least 1.5m, may be 2sqm smaller than shown on the plans.	The officer report explains that this unit does not comply with the Nationally Described Space Standards.
The cycle store is in adequate	See condition 11
No waste management plan is proposed	This is not required.
The sustainable drainage system has not been implemented as approved.	Although a condition is not normally necessary to require installation of something which has already been installed, condition 12 is recommended in the officer report to enable future enforcement action to be taken if necessary.
The development should be demolished, and residents rehoused elsewhere	This is not a material consideration. The development comprises private rented flats, and no evidence has been provided that the residents want to be rehoused elsewhere. None of the residents objected to the application, and the resident who facilitated the site visit explained that they enjoyed living in their home with no desire or plan to move.

An updated set of plans was provided showing the correct dimensions of the access path and retaining wall. The list of drawings is updated as follows:

1902-00 (Site and Location Plan as Existing), 1902-01 Rev.D (Floor Plans), 1902-02 Rev.D (Elevations) 1902-03 Rev.A (Section), 1902-04 (Proposed Bin Store), 1902-05 Rev.B (Proposed Site Plan).

Item 5.2 22/05186/FUL – 176 & 178 Orchard Way

Paragraph 1.1 – Councillor Bennett did not make a representation

Ten representations were received following the Invitation to Committee. Officers are satisfied that matters raised have been covered in the Officer’s Report.

Item 5.3 22/03889/FUL – Land to The Rear Of 9 And 10 Fair oak Close

The report recommends some conditions which are not included in the list of the conditions at paragraph 2.4, so the list is updated as follows for completeness:

- Condition 9 updated to state “refuse storage and management”
- Water Use
- Electric Vehicle Charging
- All units to be M4(2) compliant (unless M4(3) compliant)

There is a formatting error with proposed site location plan (paragraph 3.4) which is shown as a mirror image in the report. This is correctly represented elsewhere in the report and as follows:

