

<p><b>Report of:</b> Director of Planning and Strategic Transport</p> <p><b>Author:</b> Pete Smith</p>	<p><b>Title:</b> Weekly Planning Decisions</p>
--	--

**1. Purpose**

- 1.1 This report provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval).

**Planning Decisions**

- 1.2 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 16<sup>th</sup> March and 9<sup>th</sup> April 2020.
- 1.4 During this reporting period, the service issued 337 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 15 applications were withdrawn by the applicants (which also appear on the list).
- 1.5 Out of the 337 decisions issued, 52 were refused (15.4%). Therefore the approval rate for last reporting period was 84.6%.
- 1.6 As Members will no doubt be aware, we are in the middle of the current corona-virus pandemic and the service is now operating remotely, working tirelessly to ensure that planning applications continue to be determined in a timely and robust manner. It is therefore encouraging that so many decisions were taken during this reporting period. Moreover the presentation of this report and other reports to this “virtual” Planning Committee is testament of service resourcefulness (working alongside others) to effectively respond to the associated challenges and the desire to continue to take planning decisions and encourage future development and growth. It is important to maintain service continuity as much as possible during this difficult time.
- 1.6 In terms of service delivery, we are continuing to engage with applicants and neighbours as part of the planning application process; planning applications are being validated, notifications dispatched as normal and site and press notices displayed in accordance with statutory provisions.

For planning applications received and validated after the 16<sup>th</sup> March 2020, we have agreed to give residents 4 weeks (instead of the statutory 3 weeks) to respond to planning application notifications. We have also agreed to continue this practice with planning applications received and validated up until the end of May 2020. We have identified some reduction in the number of planning applications received although we are hopeful that this might pick up again when circumstances improve.

1.7 Brick by Brick has recently submitted planning applications, proposing the redevelopment of various sites across the borough, to provide new homes. Whilst it is appreciated that some residents have raised concern about these planning applications being submitted during the current corona-virus pandemic, the submission dates have been planned for some time and are clearly co-incidental. As raised above, decisions have been made to extend the period of consultation/notification to four weeks with, in all likelihood, the planning applications being considered by the Planning Committee rather than by officers under delegated powers.

1.8 Notable decisions taken during this recent reporting period are listed below:

- On 8<sup>th</sup> April 2020, planning permission was refused for the conversion of 24 Kidderminster Road into a large HMO (sui generis) for 10 people (LBC Ref 20/00673/FUL). The reasons for refusal focussed on the loss of family housing and an over-intensive use of the property, resulting in excessive comings and goings, noise and disturbance, lack of cycle and refuse storage arrangements and inadequate accommodation.
- On 23<sup>rd</sup> March 2020, consent was granted to vary the planning permission previously granted in respect of Box-Park to allow the venue to continue to operate for a further 5 years – up until 1<sup>st</sup> January 2027 (LBC Ref 19/04866/CONR)
- On 31<sup>st</sup> March 2020, planning permission was refused for the erection of four storey building to the side of 22 Brownlow Road, comprising 1 x two bedroom flat and 1 x one bedroom flat and lower level car parking and cycle storage: formation of vehicular access and provision of associated bin storage (LBC Ref 20/00526/FUL). The reasons for refusal focussed on the scheme's failure to respect character and appearance, the failure to retain suitable garden space for the host property (Policy DM10.4e)) and the adequacy of on-site car parking arrangements.
- On 26<sup>th</sup> March 2020, planning permission was refused for the conversion of 66 Foxley Lane, to provide 5 residential units (3 x 2 bed and 2 x 1 bed) with extensions, alterations, introduction of roof-lights, associated parking, landscaping, cycle storage and refuse storage (LBC Ref 19/06038/FUL). The reasons for refusal focused on the failure to provide adequate accommodation in terms of compliance with floorspace standards, harm caused to on-street car parking conditions and the failure to properly accommodate refuse storage arrangements.
- On 20<sup>th</sup> March 2020, planning permission was refused for extensions and conversion of 67 Orchard Avenue to provide 6 flats (3 x 1 bedroom

flat and 3 x 2 bedroom flat) provision of car parking, refuse and recycling store, soft landscaping and new vehicular access onto Woodland Way, with hardstanding area (LBC Ref 20/00092/FUL). Planning permission was refused on grounds of inadequate accommodation, failing to provide private amenity space for some of the units and the failure to provide adequate on-site car parking to accommodate the number of units proposed.