

Item 5.1 – 20/05181/FUL – Land R/O 90 Welcomes Road

Since the publication of the officer report, 3 further representations objecting to the scheme were received. The issues raised are already covered in the officer report.

An addition to paragraph 8.29 of the officer report is made as follows:

5 additional parking spaces are proposed adjacent to the previously consented access road. With one consented parking space being removed to accommodate the refuse store for the new dwellings, this would equate to an additional 4 spaces. Given the low PTAL rating and backland location of the dwellings, this provision is considered acceptable for use of occupiers of all the dwellings.

Linked to the above point, additional conditions are recommended to secure the following items:

- Submission of an arboricultural method statement concerning the construction of the additional parking spaces adjacent to the access road to ensure the surrounding trees and shrubs will be retained as specified.
- Submission of details of a strategy and physical measures to prevent residential car parking within the turning head, consistent with the formerly consented scheme for 6 dwellings (ref. 20/00331/FUL)
- Revocation of permitted development rights for erection of gates, barriers, fences or other means of enclosure over the access road, consistent with the formerly consented scheme for 6 dwellings (ref. 20/00331/FUL)
- Development carried out in accordance with the ecological survey and submission of biodiversity enhancement strategy

Condition 4 should be worded as follows:

4. No windows or openings to be provided other than those shown on approved plans