

UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE – TUESDAY, 26 July 2022

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| 1. | 22/00491/RVC | Variation of condition 11 on TCP/18797/G to allow alterations to delivery times to include earlier delivery time of 8am on Sundays and Bank Holidays |
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Nature of representation

Following publication of the committee report, a local resident has written to the Planning Authority and commented that the residential properties located to the south of the application site front onto Medina Avenue, rather than St George's Approach. This matter should be noted.

The resident has also commented on previous breaches of conditions related to deliveries to the application site, stating that deliveries have on occasion arrived at the site earlier than stated within the committee report and not just at weekends and Bank Holidays, but also on weekdays and in some cases, during the evening.

Officer comment

While these comments are noted, the proposals relate to a variation of the permitted delivery times for the site. When imposing conditions, Planning Authority must ensure that they meet the tests set out within paragraph 55 of the National Planning Policy Framework, which advises that conditions should only be used where they follow the following six tests:

1. necessary;
2. relevant to planning;
3. relevant to the development to be permitted;
4. enforceable;
5. precise; and
6. reasonable in all other respects.

Officers are satisfied that the proposed varied condition would meet these tests. It should be noted that the potential for future breaches in planning control to occur is not a material consideration and that the main consideration for this planning application is whether the proposed additional hours would result in harm to nearby properties and uses. Should further breaches in planning control occur at the site in future, the Planning Authority would be able to investigate the matter via an enforcement investigation.

No change to officer recommendation.

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| 2. | 21/00684/FUL | Demolition of barns and storage buildings; proposed construction of 16 dwellings and use of existing holiday bungalow as permanent dwelling; access road, garaging/car ports, parking and associated landscaping (Revised plans) |
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Nature of representation

Following the publication of the committee report, the Chairman of the Planning Committee has sought clarification on the timing of the payment of the affordable housing contribution for the development.

Officer comment

Officers have discussed this matter with the applicant, who has advised that he would like to reassure the Planning Committee that this development would make the contribution to affordable housing at the earliest opportunity and has therefore agreed that the contribution should be made prior to the commencement of the development. This requirement would be included within the legal agreement.

No change to officer recommendation.

Ollie Boulter – Strategic Manager for Planning and Infrastructure Delivery
Sarah Wilkinson – Planning Team Leader
Russell Chick – Planning Team Leader

Date: 26th July 2022