

Addendum to Agenda Items Tuesday 7th May 2019

10. ITEMS FOR DETERMINATION

10a

N/2018/1474

Demolition of existing garages and construction of 3no new dwellings with associated parking

Lock Up Garages, Grange Road

No update.

10b

N/2018/1587

Demolition of St James Works factory and the construction of 20no affordable dwellings and associated external works and road

St James Works, Vicarage Road

No update.

10c

N/2018/1776

Demolition of 4no. garages and erection of 2 new build dwellings and parking

Lock Up Garages, Paddock Mill Court

No update.

10d

N/2019/0031

Demolition of 10no domestic garages and construction of 3no new build dwellings

Land adjacent to 150 Maidencastle

One additional letter has been received from an occupier of a neighbouring property who has previously commented on the application. The comments raised within this letter that have not previously been raised can be summarised as follows:

- Concern regarding cumulative impact of other applications within Maidencastle and the loss of parking (*There is no highway objection to this scheme as covered within paragraphs 6.4 and 7.14 of the committee report*).
- Overshadowing of neighbouring properties (*It is not considered that the proposal would result in unacceptable overshadowing of neighbouring properties and this is covered within paragraphs 7.5-7.11*).

10e

N/2019/0136

Demolition of 15no domestic garages and erection of 2no new build units (behind 64 and 66 St David's Road)

Lock Up Garages, St David's Road

No update.

10f

N/2019/0143

**Demolition of 4no domestic garages and erection of 1no new build bungalow
Lock up garages adjacent to 8 Overleys Court**

One additional letter has been received from an occupier of a neighbouring property who has previously commented on the application. The comments raised within this letter that have not previously been raised can be summarised as follows:

- Concern regarding crime to existing neighbours vehicles as a result of the proposal and having to park elsewhere (*This is not a material planning consideration in the assessment of this application*).

10g

N/2019/0201

**Demolition of 4no domestic garages and erection of 1no new build bungalow
Lock Up Garages, Marshleys Court**

No update.

10h

N/2019/0206

**Installation of mesh panel backstop and fences with two concrete block dug outs adjacent to the baseball field at St Crispins Park
Playing Field St Crispin, Berrywood Road**

Upton Parish Council - The Council strongly objects to the application on the basis that the area is a public open space and this extensive development would restrict other resident's use of the space. There will also be an anti-social impact on neighbouring residents and will cause a visual blight on the landscape. The Council is also concerned about possibility of and liability for accidents (*The issues raised are covered within the committee report*).

10i

N/2019/0255

**Demolition of 26no domestic garages and erection of 2no new build units
Garage Block, Limehurst Close**

No update.

10j

N/2019/0257

**Demolition of 27no domestic garages and erection of 2no new build units and parking spaces
Lock Up Garages, Nursery Lane**

Further comments received from the **Police Crime Prevention Design Adviser** stating that gates preventing vehicular access would not address concerns as access on foot would still be possible.

Officer Response:

This point is covered in the Committee Report in that it is considered that there is adequate surveillance from existing properties and a gated access would not be workable due to the fact that there are unallocated parking spaces to serve local residents.

10k

N/2019/0271

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
69 Delapre Street**

No update.

**10l
N/2019/0289
Single storey side extension and rebuild of unstable boundary screen wall
24 Tollgate Close**

No update.

**10m
N/2019/0350
Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants
64 Military Road**

No update.

**10n
N/2019/0388
Demolition of 4no domestic lock up garages and construction of 1no new build dwelling
Lock Up Garages Adjacent To 4 Prentice Court**

Paragraph 7.2 of the report refers to the protection of the retained Copper Beech. Following discussions with the Council's Arboricultural Officer that paragraph should read:

No objection in principle of the proposed development on purely arboricultural grounds, but if the development is to proceed a site-specific arboricultural method statement will be required that will set out how avoidable harm to the retained trees will be avoided.

Given the location of the proposed dwelling and the surrounding trees, the Arboricultural Officer is satisfied that the proposed Condition 10 covers the points raised in his comments and no additional condition is required.

**10o
N/2019/0443
Non Material Amendment to Planning Permission N/2018/0322 (Demolition of existing residential unit, construction of two residential units with associated garages, construction of extension to existing self-storage (Class B8) facility to provide additional self-storage (Class B8) accommodation over basement, ground and two upper floors, provision of associated plant and landscaping) to add smoke shafts in the basement, remove some self-storage drive-up units, minor adjustments to positioning and configuration of garages, addition of 2no parking spaces, reduction in height and glazing of bungalow 1, amendment to boundary treatment and removal of roof link from existing building to extension
Access Storage Solutions, Tollgate Way**

Subsequent to the completion of the Committee report, the applicant has also proposed a revision to the boundary treatment to one of the dwellings. It is proposed that this would be replaced by a wooden fence, similar in height to that previously approved, and comparable in appearance to the existing installation. As a consequence of these similarities, it is considered that this amendment is acceptable and can be considered to be a Non-Material Amendment.