

SUPPLEMENTARY INFORMATION

PLANNING COMMITTEE 16 AUGUST 2017

Agenda Item 5 - EDC/17/0067

A draft Unilateral Agreement has been received from the applicant pursuant to the contributions required for the Strategic Access Management and Monitoring Strategy (SAMMS) and will be completed pending favourable consideration from Members at Committee.

The conditions as drafted in the committee report have been shared with the applicant and following subsequent discussions are proposed to be updated as below:

- Condition 2 (Approved Plans) updated to reflect amended plans received:

Drawing numbers to be added: 13-09 (Elevation 8 – West 2);
10.15004-ACE-00-XX-DR-C-30-0152 Rev P2 (tracking)

- Condition 6 (Landscaping):

In response to issues raised, the trees to the car park have been substituted from semi-mature to extra heavy standard and revisions made to the species making up the ornamental planting mix. Conditions therefore amended to cover only those details still outstanding:

Notwithstanding the approved plans set out in condition 2 above, no development above foundation level shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) Ornamental planting mix
- b) A section drawing of the planter to the front elevation of the townhouses
- c) Tree pit details

The details shall broadly accord with the details in the approved landscaping plan submitted with the application and the development carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development

*Informative: The applicant is advised that the proposed *Alchemilla mollis* which requires sun/partial shade is likely to struggle within permanent shade to the north side of the townhouses. It is suggested this species is substituted for a full shade tolerant species such as the *Brunnera 'Jack Frost'* used elsewhere in the scheme.*

- Condition 8 (Management Strategy):

Alteration to wording to provide greater clarity on the requirement for monitoring/review:

No commercial unit hereby approved shall be occupied until a Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The details shall include a methodology for the reservation of the commercial delivery bay, a strategy for the management of deliveries for each of the units including hours of delivery and will take into consideration refuse collection. Operation of each commercial unit shall be in accordance with the approved Management Strategy. The Management Strategy will be reviewed and

where necessary updated prior to the first occupation of each subsequent unit or prior to a change of operator for any unit. The review and any updates shall be submitted to the Local Planning Authority for approval in writing and shall thereafter become the approved Management Strategy.

Reason: In the interests of highway safety and efficient management of the site.

- Condition 10 (Travel Plan):

Wording amended to allow a settling in period before a review of the Travel Plan is undertaken:

Within 3 months of the first occupation of any commercial unit hereby approved, details of measures that have been implemented to alleviate parking demand and encourage sustainable travel to and from the site, in accordance with the approved Travel Plan submitted with the application, shall be submitted to and approved in writing by the Local Planning Authority for review. A review of the approved measures and their results, including staff travel patterns, shall be submitted annually thereafter for a period of 5 years. Any further measures agreed as a result of the annual review shall be implemented in accordance with the agreed details.

Reason: To relieve demand on parking and encourage sustainable travel methods.

- Condition 11 (Use Class):

Wording amended to clarify that occupation of the units shall be limited to no more than 1 falling within Use Class A3 and 1 falling within Use Class A5:

Units 2-5 shall fall within Use Classes A1/A2/A3/A5 and shall not be used for any other use, whether permitted or not, falling within the Town and Country Planning (Use Classes) Order 1987 (as amended). At any one time, there shall be a maximum of one unit in use under Use Class A3 and one unit in use under Use Class A5, unless approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate mix of uses on the site.

Item 6 - EDC/17/0064

The officer report detailed that the applicant was reviewing the detailing of the Fastrack dwellings, the size of balconies with a southern aspect and provision of disabled parking.

Amended plans have been received with feature brickwork added to elevations of the apartment blocks and side elevations of the first and last dwellings in the row of houses fronting Fastrack. The changes are not substantial but introduce some additional detailing, as set out in the Design Code. The Juliet balcony designs have also been amended to black railings to tie in with the design of the apartment blocks.

Southern aspect balconies have been widened by 0.5m, within the constraints of the fenestration detailing, increasing the size of relevant balconies from 5.12m² to 5.92m².

An updated site plan has been submitted with 3 disabled parking spaces marked out. In this instance, it is recommended they are only installed where there is a need by the occupants, once identified, and subject to the necessary highway considerations. However, the plans demonstrate that there are areas within the site they can be accommodated, if required.

- Condition 2 (Approved Plans) updated to reflect amended plans received:

Drawing numbers to be added: 08274-AL-(00)-0201 Rev G - Site Layout
 08274-AL-(00)-0212 Rev C - Housetype H Plots 26 & 37
 08274-AL-(00)-0213 Rev A - House Type H
 08274-AL-(00)-0220 Rev A - Block A Floor Plans
 08274-AL-(00)-0222 Rev B - Block B Floor Plans
 08274-AL-(00)-0223 Rev C - Block B Floor Plans
 08274-AL-(00)-0225 Rev C - Block B Elevations
 08274-AL-(00)-0226 Rev A - Block A Elevations
 08274-AL-(00)-0228 Rev A - Site Sections
 08274-AL-(00)-0320 – Detailed Building Section
 08274-AL-(00)-0330 – Typical Landscape Section

Drawing numbers to be removed: 08274-AL-(00)-0201 Rev E - Site Layout
 08274-AL-(00)-0213 - House Type H
 08274-AL-(00)-0222 Rev A - Block B Floor Plans
 08274-AL-(00)-0223 Rev B - Block B Floor Plans
 08274-AL-(00)-0225 Rev B - Block B Elevations
 08274-AL-(00)-0226 - Block A Elevations
 08274-AL-(00)-0228 - Site Sections

- Condition 10 (Accessibility):

It has been identified that due to the gradient of the access from the rear parking area of the Fastrack houses (plots 26-37), these units are unable to fully comply with Building Regulations Part M4(2) - Category 2. The level changes affecting EQ and this site are acknowledged to cause constraints affecting full compliance and is unfortunate, however, only accounts for 18% of the accommodation at the site. The condition has therefore been updated accordingly.

Units 1-25 and 38-68 hereby approved shall comply with Part M4(2) - Category 2: Accessible and Adaptable Dwellings of the Building Regulations 2010 unless otherwise agreed in writing, with the Local Planning Authority.

Reason: To secure a high quality of design.

Item 7 - EDC/17/0049

The officer report detailed comments received from KCC Highways and Transportation, with whom the applicant has worked with to resolve and provided further information including visibility splay plans and tracking diagrams. All KCC Highways comments were resolved apart from one in relation to the size of area in front of plots 112 and 113, which was being reviewed by the applicant at time of publication of the report. This has now been resolved through a minor amendment to the orientation of these plots so that plot 113 is now 1 metre closer to the primary road, reducing area between the garage and highway for this plot and correspondingly the likelihood of this being used for inappropriate car parking. As this brings plot 113 closer to plot 114, a minor change has also been made to pedestrian access to rear gardens of plots 113 and 114. A change to condition wording is recommended as follows:

- Condition 2 (Approved Plans) be updated to reflect amended plans received:

Drawing number to be added: 2607B-01 L - Proposed Site Roof Plan

Drawing number to be removed: 2607B-01 K - Proposed Site Roof Plan