

DELEGATED

AGENDA NO : 5
PLANNING COMMITTEE

DATE: 31st October 2007

REPORT OF CORPORATE DIRECTOR OF
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

07/2440/REV

Hilton House Farm, Manor Drive, Hilton
Construction of public fishing lakes and associated car parking.

Expiry Date 13th November 2007

Update Report

A revised site layout plan has been submitted which shows two revisions to the scheme following comments made through the consultation process.

Firstly, the car park has been curved around the lower of the lakes with additional mounding being placed to both sides. This will achieve a greater level of screening for the car park and a more organic shape to its layout. The councils Landscape Officer has advised these are suitable details.

Secondly, a footpath has been repositioned which links the site to the adjoining bus stop. This was initially shown passing through the land of the adjoining property, which the applicant advised was a diagrammatic error. This has now been amended and the footpath runs along the edge of the site and the public highway.

In addition to the above, in order to prevent any inappropriate use of the site for uses within the same Use Class as the fishing Lakes, it is considered necessary to include a condition which prevents a future change of use.

RECOMMENDATION

It is recommended that the application be determined in line with the recommendation of the main report subject to the approved plans being amended to reflect the latest submission, being reworded as follows, and for an additional condition to be included as follows;

01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>SBC0001</i>	<i>14th August 2007</i>
<i>NW6 – 003 – P01 rev J</i>	<i>25th October 2007</i>

Reason: To define the consent.

02 *This consent relates solely to the use of the land for coarse fishing within the two lakes identified on the approved plans and for no other purpose (including any other purpose in Class D2 of the Town and Country Planning Use Classes Order 2005 or any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).*

Reason: To enable the Local Planning Authority to retain control over the development.