

DELEGATED

AGENDA NO 8
PLANNING COMMITTEE

UPDATE REPORT

22nd May 2008

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

07/3154/VARY

Albany House, Cheshire Road, Norton

Application under Section 73 to vary Condition no. 2 of planning approval 06/0246/FUL (Erection of 9 no. dwellinghouses, 2 no. bungalows and 2 no. garages and associated works (demolition of existing vacant elderly persons home) to allow re-alignment of boundary fences.

Expiry Date 25 February 2008

SUMMARY

Since the original report to members of the planning committee amended plans have now been received. As mentioned in the previous report the housing element remains the same as the previously approved scheme and is acceptable, the amended plans follows those discussed on site and are considered to be an acceptable solution.

RECOMMENDATION

Planning application 07/3154/VARY be delegated to the Head of Planning for Approved with Conditions subject to no adverse comments being received from statutory consultees

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>
04103/C101 REV F	13 May 2008
04103/C210 REV D	13 May 2008
L01	16 November 2007
04103/C101	16 November 2007
04103/C113	16 November 2007
04103/C141	26 November 2007
04103/C140	26 November 2007
04103/C110	16 November 2007
04103/C122	16 November 2007
04103/C211	16 November 2007

Reason: To define the consent.

- 02. No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 8.30am on Saturdays nor after 6.00pm on weekdays and 1.00pm on Saturdays (nor at any time on Sundays or Bank Holidays).**

Reason; To avoid excessive noise and disturbance to the occupiers of nearby premises.

- 04. Notwithstanding any description contained as part of this application the proposed access gates onto Boston Walk and Berkshire Road shall be fitted with self closing mechanisms and 5 point mortice locks, details of which shall be submitted to the and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in accordance with these details and maintained for the life of the development unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To ensure a satisfactory form of development

PROPOSAL

1. Following discussions between the case officer and the Police's Architectural Liaison Officer the applicants have amended the previous submitted scheme in order to try and address some of the concerns of the neighbouring residents.
2. This has resulted in the current plans providing a 0.9m high dwarf wall with 0.9m railings fronting onto Spalding Walk, with direct access for the new development coming out onto Berkshire Road and being completely separate from Spalding Walk. The boundary treatment onto Boston Walk has also been re-assessed and given a 0.9m high wall and 0.9m high fence above to improve the visual outlook

CONSULTATIONS

The following receipt of the amended plans the following consultation responses have been received. The formal consultation period does however, not expire until the 4th June 2008.

Environmental Health Unit

No further comments regarding amendments

PUBLICITY

No further comments from neighbouring occupiers have been received at this stage.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations of this application are the impacts on the character of the area, access and highway safety and the amenity of the neighbouring premises.

Character of the area;

3. The proposed boundary treatments onto both Boston and Spalding Walk are considered to provide a high quality boundary treatment whilst maintaining adequate security to the rear access to the new development. The treatment of the boundaries to the rear of the residential properties is also considered acceptable. The development is therefore judged not be detrimental to the visual amenities of the area and is in accordance with policy GP1 of the Local Plan.

Amenity of the neighbouring properties;

4. Previous concerns from local residents with regards to the creation of a rear access and turning Spalding Walk into a rear alleyway are considered to have been addressed via the amended plans attached to this report and should not have a significant impact on the amenity of the residents of Spalding Walk so as to justify a refusal of the application.
5. The close-boarded fence fronting onto Boston Walk has been re-assessed to provide a better outlook for these residents whilst still achieving an acceptable level of privacy and height to meet the secure by design principles.
6. Planning conditions can be imposed to ensure that the access gates are self-closing and secure in order to maintain an acceptable level of amenity and security.

CONCLUSION

7. The housing element remains the same as the previously approved scheme and is acceptable, the changes made to the to address the concerns of the neighbouring residents, given the consultation period which is still to expire the application is put before members with a recommended for the application to be delegated to the Head of Planning for approval subject to no adverse comments being received from the statutory consultees. .

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Simon Grundy Telephone No 01642 528550**

WARD AND WARD COUNCILLORS

Ward	Norton South
Ward Councillor	Councillor R. Cook and Councillor S. I. Nelson