

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 8th April 2025

Item

1. Add in Neighbour Responses section (page 16-17):

Comments have been received from Taylor Wimpey. These are summarised below:

1. No objection to the principle of the development
2. Concerns with regard to the construction as the roads and sewers are still within Taylor Wimpey's ownership and they wouldn't give consent for construction access via their site.
3. The car park to the front forms part of a minor S278 agreement and they are concerned that this might affect the adoptions process.

2. Amend the numbering of the summary of neighbour responses on page 37 to begin at no.1 and finish at no.11

Add to consultation responses -

Originally consulted when proposal was a 'major' application, however no longer a statutory and/or relevant consultee now this is a 'minor' application:

WCC Infrastructure

Add - Section 3 Housing Mix - SHMA table (partially cut off on agenda)

The table below shows the SHMA requirements

Market		Affordable	
Bedroom	SHMA (%)	Bedroom	SHMA (%)
1	5-10	1	5-10
2	35-40	2	35-40
3	45-50	3	45-50
4+	10-15	4+	10-15

Add to schedule of conditions -

20. No development shall commence above slab level until full details of the bin collection points have been submitted to and approved in writing by the Council. The approved details shall be implemented in full prior to first occupation.