

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 30th August 2022

Item

- 1 AMEND Planning Obligations: the request from WCC Education was reduced with agreement by WCC Education down to £194,029 (for the provision towards secondary education).

AMEND Page 18 of the Agenda makes reference to 105 dwellings, this should read up to 70 dwellings.

AMEND the neighbour responses paragraph to read -

NEIGHBOUR RESPONSES

There have been 18 objections from 16 addresses and 1 objection with no address.

ADD the Ancient Monument Society in to the consultees notified section.

- 3 AMEND Impact on Visual Amenity Paragraph 2 to read:

The proposed extension has been designed to respect the form and size of the original building being only single storey and sited to the rear/side and located near the rear corner. The rear extension is in harmony with the design, character and layout of the property and the surrounding area. This proposed extension is majority to the rear with a small projection of 3m to the side towards the rear of the building. As such, there will be only a limited view of the extensions from the street or public areas.

- 5 Within section 2 - Impact on Residential Amenity, please add:

There are proposed windows at first floor level or above and in most cases these windows are located over 7 metres from the boundary with neighbouring gardens. There is one instance in which two windows are located approximately 6.5m from the boundary - which is 0.5m short of the 7m minimum recommended in the SPD. However, the windows could be conditioned to be as obscure glazed and non-opening below 1.7m and on balance, the scheme is largely compliant with the distance standards set within the SPD.

There have been 10 objections throughout the consultation process from 8 addresses and 3 objections with no address provided. The comments are summarised below:

7 At the end of the introduction, please add:
There have been no substantive changes to the plans for this application, however an acoustic fence has been later included in order to reduce potential noise impacts to neighbours.

8 ADD under neighbour responses-
Following on from the additional consultation with revised plans, further points of concern were raised including the following-

- Concerns regarding the inaccuracy of the positioning of the kerb and concerns regarding the boundary and party wall issues.
- Concerns regarding the labelling of plans and the amateur nature of plans
- Concerns that the applicant is a builder by profession and whether the proposed works would be conducted during the unsocial hours of their job.

ADD new paragraph under Impact on Residential Amenity- With regards to the additional comments received following consultation, regarding the dropped kerb, although shown on the plans, it does not form part of the description of works as it does not require planning consent. This is because Copsewood Avenue is a category D road and so only consent from the Highway Authority would be required. Nevertheless, the dropped kerb will have no impact upon residential amenity. Further to this, planning legislation does not extend to party wall disputes, and also proposed hours of construction is not a material planning consideration.

DELETE Plan ref Drg 12194-200 Rev C under Plan Description/
Schedule of Conditions to the following approved plan;

Plan Description	Plan No.	Date Received
Location Plan, Block Plan, existing and proposed plans	12194-200 Rev C	15 th August 2022

9 AMEND Ward to WE (Weddington) not WH.

ADD under Highways section-Following on from further consultation, Highways provided a statement of no objection to the proposed wall on the 12th August 2022

ADD under Conditions- The proposed materials for the wall are to match the existing dwelling as agreed through email from the agent on 23rd August 2022