

PLANNING COMMITTEE: 18 JUNE 2019

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6 - W/19/0485 – 5 Sherbourne Court, Vicarage Lane

The report states that two neighbour objections have been received. However, in actual fact the same objection has been submitted twice, one hard copy and one electronically.

It is noted that the existing patio doors to be replaced are upvc and other doors and windows on the property are currently painted sage green. As such, it is considered that it would be unreasonable to impose condition 4 as proposed. It is therefore recommended that this condition not be included in the event that planning permission is granted.

Item 8 - W/19/0741 - Land rear of Lillington Free Church, Cubbington Road, Lillington

The Committee Report did not include the reason why the application is being referred to Planning Committee - the application is being presented to Committee because the proposal involves the development of what is, currently, Council-owned land.

Independent assessment of public open space provision at The Holt

The applicant has submitted an independent assessment of public open space provision at The Holt. This report was jointly commissioned by the developer and the District Council's Green Space Team.

The report notes that the application site did not historically form part of The Holt public open space. It goes on to advise that the area of land allocated for disposal is poorly suited as open space given its size and secondary nature and somewhat disjointed relationship with the wider offer at The Holt. Finally, it concludes that, in the light of the report's review into the provision of public open space and other similar nearby open spaces, it is considered that the change of use of this small area will not amount to a materially detrimental effect on the provision at The Holt or the wider catchment area.

Additional responses received:

WDC Green Space Team: The independent assessment supports the Green Space Team's previous views in support of the disposal of this land.

Public Response: 4 further objections have been received, on the following grounds:

- loss of public open space;
- there will never be further opportunities to have more parkland, but sites for

- housing will become available elsewhere;
- conflict with Local Plan Policy HS2;
- no obvious attempt has been made to mediate the loss of this environment;
- the request to re-instate the incursion into the area by the builder seems to have been ignored; and
- harmful ecological impact due to the loss of trees providing berries and fruit.

OFFICER NOTE: The use of land as a temporary builder's compound associated with an adjoining development site is likely to be "permitted development" and therefore would not require planning permission (by virtue of Part 4, Class A of the GPDO). However, this has been referred to the enforcement team to check.

Conditions:

With regard to Condition 10, an alternative financial contribution would be acceptable. In such a case, a contribution of £22,320 would be necessary in accordance with the contribution rates set out in the 'WDC Public Open Space Supplementary Planning Document April 2019'. For this development, the contribution figure reflects the enhancement costs of open space as set out in the guidance; namely, 10 bedrooms in multiple bed dwellings at £2,232 per room. The contribution would be put towards further improvements of the public open space at The Holt.