

# PLANNING COMMITTEE

12 October 2011

## Schedule of Committee Updates/Additional Representations

**Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.**

**DMS/112085/RM - Application for approval of Reserved Matters following Outline application DMS/103136/O for the redevelopment of the Livestock Market and adjacent land at Live Stock Market & adj Land, Edgar Street, Hereford, HR4 9HX**

**For: Stanhope Plc per Savills Plc, Embassy House, Queens Avenue, Bristol, BS8 1SB**

### ADDITIONAL REPRESENTATIONS

Amended plans have been received relating to the Block B frontage on to Newmarket Street and the cinema materials. These change the material for the upper parts of this building to timber cladding and introduce additional relief in the first floor Newmarket Street elevation through the creation of recessed panels and obscure glazing. In addition, the alignment of the pedestrian crossing of Widemarsh Gate has been amended to more directly align with the pedestrian desire line and improve the flow of pedestrians.

A highway materials options report has been received

Two emails have been received from Cllr. Hubbard and Cllr. Chave.

Cllr. Hubbard requests that several of the units around the entrance into the site from Widemarsh Street to be restricted to retail use only to enhance the retail connectivity between the city centre and development.

Cllr. Chave's comments are as follows:

- Continued concerns regarding the connectivity of the development with the city centre and manner in which the buildings relate to the streets
- Question the need for the number of additional retail and restaurants proposed and usability of some of the cycle racks
- Concerned with the height of some of the buildings and the level of parking provision,
- Consider that some of the materials may appear dated very quickly
- Welcome the plans for the public realm, the new tree planting, the provision of PV panels, the variation in roof heights and the introduction of a 20mph zone

## **OFFICER COMMENTS**

The site falls with Three Elms and Central Wards rather than Aylestone Ward.

The amended plans largely addresses the issues identified in the Committee report concerning Block B and the manner in which it addresses Newmarket Street.

Following legal advice, the imposition of a condition as requested by Cllr Hubbard would not meet the legal requirements of Circular 11/95 concerning the use of conditions. This is because the matters to be considered under this application are the layout, scale, appearance and landscaping of the development and therefore a condition that restricts the uses of parts of the development fall outside the scope of matters that can be considered under this application.

## **CHANGE TO RECOMMENDATION**

In light of receipt of the acceptable amended plans, the application is now recommend for approval.

**DMN/112240/FH - Proposed installation of solar thermal panels on roof of existing garage together with bio-mass flue at Glen Helen, 1 Elmsdale Road, Ledbury, Herefordshire, HR8 2EG**

**For: Mrs Harvey per Mr Ian Guest, 22 Upper Chase Road, Malvern, Worcestershire, WR14 4XG**

## **ADDITIONAL REPRESENTATIONS**

Ledbury Town Council recommends Approval

## **NO CHANGE TO RECOMMENDATION**