

PLANNING COMMITTEE

Date 6 April 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/110216/F- Retention of existing dwelling (Penrice) and erection of 8 two and three bedroom dwellings at Penrice, Walford Road, Ross on Wye, HR9 5PQ

For: Mr Egan per M F Freeman, Ruardean Works Varnister Road, Nr Drybrook, Gloucestershire, GL17 9BH

ADDITIONAL REPRESENTATIONS

The Senior Landscape Officer raises no objection subject to conditional control over works in relation to retained trees on the site and the provision of adequate protection, details of the SUDS system and submission of a detailed landscaping scheme.

She comments that the development will not have a significant impact on this urban landscape character type or detract from the townscape qualities of the locality. She advises that there would be a preference to retain the existing access point although with proper attention to the trees on the highway boundary there would be no significant impacts upon the character of the site.

The Planning Ecologist raises no objection subject to a condition requiring the recommendations of The Bat and Reptile Survey submitted with the application.

With regard to the revised access and parking arrangement, the Transportation Manager acknowledges that the visibility proposed is as previously agreed and that the level of parking is appropriate. He has confirmed that whilst there are minor concerns about the proposed delineation of the turning head within the parking courtyard, this is a matter that he can be conditioned together with the detailed design of the cycle store.

OFFICER COMMENTS

It is advised that the Draft Heads of Terms needs to be amended to omit reference to the provision of a pedestrian crossing facility at Archenfield Road, which has recently been completed and will be operational imminently. There remains a wide range of other relevant improvements that justifies the overall contribution of £21,626 that has been agreed in discussion with the applicant.

CHANGE TO RECOMMENDATION

Approve but include additional conditions requiring full details of cycle/parking and storage, specification and drainage of parking area and ecological mitigation.

Otherwise the comments received from the Senior Landscape Officer and Transportation Manager are covered, with minor adaptation, by recommended conditions 7 and 15.