

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE : 5TH FEBRUARY 2019

ITEM 5 – 20 GRAFTON ROAD 18/01411/FUL

Additional Representation

Letter of Support from Councillor Paul James

I have been approached by the applicant in relation to the above application. It is not in my ward but is immediately adjacent to it and can be seen by many of my constituents from their homes. Many more will see it from the junction of Oxstalls Lane and Cheltenham Road.

I have received no contact from any of my constituents expressing any concerns about this proposal and note that, at the time of writing, no objections have been received to the application. I note that the garage could be built under permitted development rights, albeit with a slightly lower roof line and the only reason an application has been made is because the applicant wishes the roof tiles to match the main house and a different pitch to the roof is required to enable this. I believe having the roof tiles matching the main house would be preferable to what is allowed under permitted development and the planning committee should consider the application in this context.

ITEM 6 – 37 -39 WORCESTER STREET 18/01395/FUL and 18/01397/LBC

Application number - The application for Listed Building Consent is reference 18/01397/LBC and not 18/01396/LBC as stated in report

Revised Drawings – Revised elevations have been received showing the deletion of the Juliet balconies in light of the Council's Environmental Protection officers concern with regard to air quality and requirement that the ground and first floor levels are shown with mechanical ventilation and non-opening windows. It was considered that the appearance of the elevations would then be more consistent with the balconies removed at second and third floors as well as for the first floor.

Local Lead Flood Authority

The applicant has now provided approval from Severn Trent Water for the proposed connection to the combined sewer, while the drainage strategy has been altered to include oversized pipes to allow a flow control to limit the discharge rate.

In light of the above there is no objection to the application subject to a condition requiring a maintenance schedule.

Drainage Advisor

In light of the above information there is no objection

Conclusion

6.40 The drainage conditions have now been satisfactorily resolved.

7.0 RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER

7.1 That Planning Permission be GRANTED for Application Reference 18/01395/FUL subject to the conditions set out in paragraph 7.3 of the Committee report, revised element of condition 2 as below and the additional drainage condition below.

Section 7.3 and 7.4

In the light of the revised elevations .Plans Condition 2 on both applications 18/01395/FUL and 18/01397/LBC to now read :-

Elevations As Proposed – Dwg.No.21838/13C

Section 7.3

Drainage

Condition 25

The development shall not be occupied until a SuDs management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority .The approved SuDs maintenance plan shall be implemented and retained in full accordance with the agreed terms and conditions.

Reason

To ensure the continued operation and maintenance of drainage features serving the site, to avoid flooding and to accord with policy INF2 of the Joint Core Strategy