

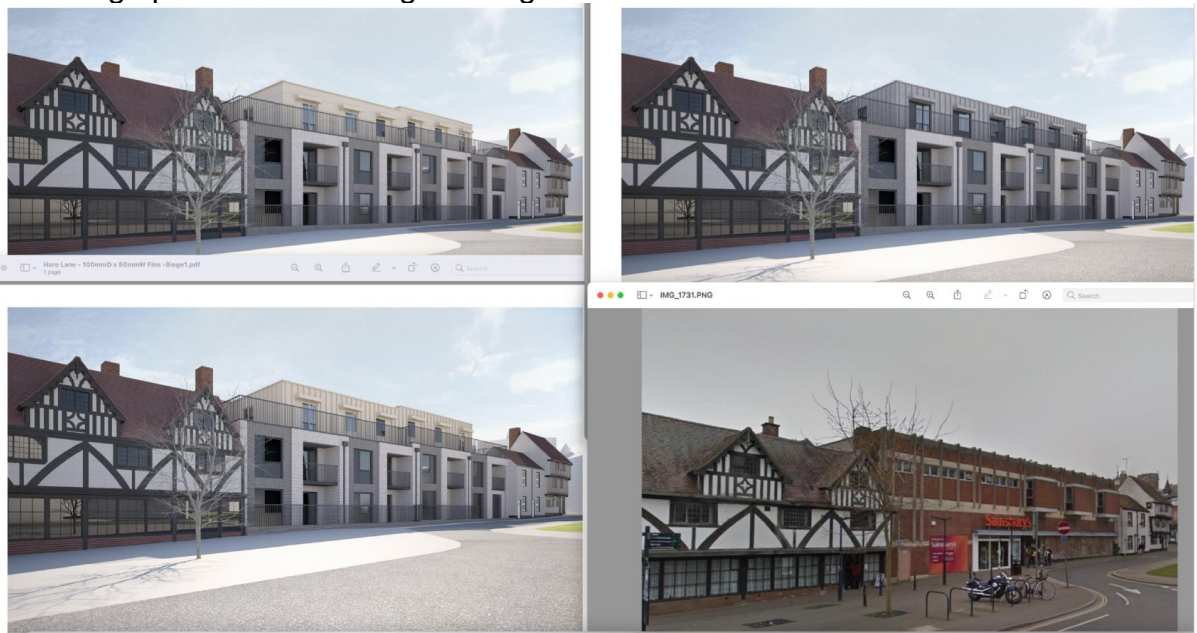
Late material – Planning Committee 2nd April 2024

ITEM 5 : 63-69 Northgate Street (former Sainsbury store) – 22/01181/FUL

Visualisations

The applicant has submitted some visualisations of the Hare Lane Block C for the Committee’s consideration. These are set out below. There is no change to the Officer recommendation.

Cladding options and existing building:



100mm D x 50mm W fins – beige:



Horizontal cladding:



100mm D x 50mm W fins – lead:



ITEM 6: 52 Curtis Hayward Drive - 20/00993/FUL

Since the publishing of the committee report two additional neighbour comments have been received, both from the same individual and both in objection to the application. Below is a summary of the points raised:

- The proposals to use the converted garage as a business explicitly contradicts the description of development as a 'habitable room'.
- The information submitted by the applications regarding the frequency of staff visits and the observations made by Officers on site visits does not represent the full extent of movements at, to and from the site. Staff visits are far more frequent than the applicants have stated, and often proceed without appointments being made.
- Concerns that there would not be a suitable means of escape in event of a fire.
- Concerns that business premises are subject to a separate series of rules and regulations to dwellings, and that treating this application as a 'habitable room' would mean that the premises would not be subject to these (these rules and regulations would, in effect, be sidestepped).
- On multiple occasions staff parking has blocked off the road, preventing the passage of delivery and emergency vehicles.
- Members of staff park in a manner that blocks neighbouring driveways.
- States that – should permission be granted and the terms of the permission be breached - the Council would stand to financially profit from any subsequent enforcement action.
- The front door on the converted garage is unsightly and unnecessary for a habitable room. This door indicates that the intention is to use the converted garage as a business, not as a bedroom.