

Late Information Report 19.12.2016

Planning Committee

This report brings to the attention of the Planning Committee any late information, amendments, or corrections to the agenda items that have been published. The report is circulated at the start of the Committee meeting and copies can be inspected by anyone attending that meeting.

Late information, amendments, or corrections

Planning Ref. 18/2016/17399

Proposal. The construction of 3 residential dwellings (2 semi-detached and 1 detached) with associated access and landscaping. (Resubmission of refused permission 18/2016/16738)

Additional Information Received

N/A

Amendments to the Report or Recommendation

Error in paragraph 2.3 – should read “the Council is able to demonstrate a five year housing supply of housing sites”.

Planning Ref. 73/2016/17460

Proposal. Variation of condition 5 of planning permission ref: 73/2015/16064.

Additional Information Received

The applicant’s agent has advised that his client now proposes to use a light oak (Golden Oak) with an embossed wood grain effect finish roller doors instead of a painted finish.

This is considered to be an acceptable alternative and therefore condition 5 (as amended) is to be further revised as below:

Amendments to the Report or Recommendation

5. (Amended condition): Notwithstanding the details shown on the approved plans

the garage doors shall be large panelled roller doors with an embossed wood grain finish and shall be either painted/powder coated to match the painted timber windows to each property (heritage green or cream) or Golden Oak finished with a wood grain effect (as per the details submitted by the applicant's agent on 14th December 2016). The doors shall be retained as such thereafter.

Reason: In the interests of visual amenity.

Planning Ref. 18/2016/17343

Proposal. Reconstruction of partially collapsed barn Keasdon Rd Clapham

Additional Information Received

Letter from Agent to Members of the Planning Committee dated 14 December 2016.

Officer comments on the submission are as follows:-

1 Personal /family circumstances do not amount to the special circumstances referred to in paragraph 55 of the NPPF and should not be taken into account in this case.

2 The agent's supporting statement (dated 13 September 2016) submitted with the application simply outlined the personal circumstances.

3 The officer report refers to the letters of support and the letters from agent's acting for the applicant on the original submission. There is an Officer Note at paragraph 7.1 providing a commentary on these representations. The consulting engineer's report and submission identified the extent of reconstruction work on the original application. Officer's relied on that professional advice in the recommendation to approve that application.

4 Lack of objection or no comment from consultees and support from the Parish Council are not grounds for approving an application that must be assessed against planning policy.

5 There are direct parallels between the cases and the planning policy consideration in both cases is that approval would results in a new dwelling in the countryside. The NPPF does not support new housing in the countryside on the site of a former building. Paragraph 55 of the NPPF refers to special circumstances involving the re-use of redundant and disused buildings. Once a building is demolished or collapses,

the special circumstances referred to in paragraph 55 no longer apply.

Amendments to the Report or Recommendation

N/A

Planning Ref. xxxxxxx

Proposal. xxxxx

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

Planning Ref. xxxxxxx

Proposal. xxxxx

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

