

Garages to the Rear of 11-21 Holly Bank Road

Committee Update – 14 December 2009

Revision to Condition 13

Prior to development a suitable noise scheme shall be submitted and approved in writing by the local planning authority. This scheme must include sufficient mitigation measures and demonstrate that these mitigation measures shall be sufficient to ensure that noise from the rail traffic will have no adverse impact on residential amenity of occupiers of the development. Once approved this scheme shall be fully implemented prior to the first occupancy of the development.

Reason: To protect the amenity of proposed occupiers of the development

Addition Conditions

- HT1 Height

8.4m (terrace of 5 dwellings)

8.6m (terrace of 3 dwellings)

- Position of Waste and Recycling bins

Notwithstanding the submitted plans a drawing at a scale of 1:20 showing the siting of the waste and recycling bin collection point on the access road shall be submitted to and approved in writing by the Local Planning Authority. The collection point shall be permanently marked out on the access road. No bins shall be sited at the collection point except after 19.00 hours the day before collection and on the day of collection. The approved facilities shall be provided prior to the first use of the building and shall be maintained thereafter.

Reason: To prevent the obstruction of the access road and in the interests of the general amenities of the area.

Additional representations

- 5 additional names and addresses have been received and are added to the existing petition not in favour of the proposed development (total - 26 names in the petition)
- Clarification from the Fire Safety Officer. If the fire appliance cannot physically drive down the access road and turn around at the end, there are alternative solutions, for example fitting a fire main or installing a domestic type sprinkler system within the proposed dwellings. This would be determined during the Building Regulations submission.

Road Widths

- Access road to Chapelfields Road development 07/02966/FUL (9 dwellings)
Road 4.5 metres narrows to 3 metres
- Access road to Lidgett Grove development 07/01120/REMM (19 dwellings)
Shared surface narrow entrance and widens to 4.5 metres
- Access road to Dane Avenue development 07/02738/FUL(5 dwellings) Road 3.8 metres

Holly Bank Grove - 4 metres
Jennifer Grove - 4.3 metres
Clive Grove - 4.5 metres
Mildred Grove - 2.5 metres
Anderson Grove - 3 metres
Nigel Grove - 3 metres

(measurements are road width only, not including pavements)

Height of dwellings on Jennifer Grove and Holly Bank Grove vary between 8.2 metres and 8.4 metres