

Committee Update

9 January 2014

1. The required financial contribution of £4080 for the provision of open space has been received in full (thereby removing the need for a unilateral undertaking to that effect). The applicant has been made aware that the contribution would be returned if planning permission were not granted.
2. As a result of continuing negotiations minor revisions have been submitted. Condition 2 now reads:

The development hereby permitted shall not be carried otherwise than in complete accordance with the approved plans numbered BS3132-09/B, BS3132-10/A, BS3132-11/A, BS3132-12/A, BS3132-13/C, BS3132-14/B, BS3132-15/B, BS3132-16/B and BS3132-18/B.

3. The applicant has agreed that replacement windows and external doors shall be made of timber. Officers have agreed that details can be made a condition of approval. Condition 4 now reads:

All new and replacement windows and external doors shall be made of timber with a microporous paint finish. The development shall not commence until details of windows and external doors have been submitted to the local planning authority and approved in writing. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

4. Officers have agreed that details of the proposed safety fence between the front garden and the two-bay parking area (which is at a lower level) can be made a condition of approval. A new condition, 14, reads:

The development shall not commence until details of the proposed safety fence between the front garden and the two-bay parking area have been submitted to the local planning authority and approved in writing. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the conservation area.

Kevin O'Connell
Development Management Officer