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Date: 14 January 2025
Our Ref:
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Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 15TH JANUARY, 2025

I refer to the agenda for the above meeting and now enclose the following report(s) which were unavailable when the agenda was published.

Agenda No.	Item	
7	Late Reps Report of the Chief Planning Officer	(Pages 3 - 4)

Yours faithfully,

A handwritten signature in black ink, appearing to be "Ian Barton".

Democratic Services

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Planning Committee: 15 January 2025 Late Representations/Information

Appendix 4 – Approvals

Item 4A: DC/2024/01890 - The Strand

Following the submission of revised information and the re-notification of the neighbours a further letter of representation has been received. The letter also includes a list of other residents who share the concerns raised below:

- Concerns about the impact of The Strand on the wellbeing of residents on Merton Grove. Concern that of the 15 properties in Merton Grove, 5 are occupied by residents in the 80's who would like peace of mind and tranquillity.
- The illegal parking in protected resident's car parking bays whilst people try to park in the surrounding roads.
- The antisocial behaviour in terms of fights, broken glass, noise and general disturbance from alcohol related behaviour as The Strand is given a new lease of life.

Responses from the Consultees to the additional Information:

Active Travel England – Have raised no objection subject to conditions about the wayfinding signage, a travel plan and cycle parking.

Officer comments: condition 13 relates to the cycle details and condition 27 references the Travel Plan. A further condition is proposed to require details of the way finding strategy to be submitted for approval.

Prior to the first occupation of a commercial unit a way finding strategy based upon the principles of the Landscape Strategy shall be submitted in writing to and approved by the local planning authority. The approved details shall be implemented in full for the life time of the development.

Cadent Gas -No objections

Canal Rivers Trust -No objections subject to conditions

MEAS- The revised Landscape Design Statement Rev 06 states reedbeds will be retained and enhanced- which would be conditioned.

Tree Officer -No objection subject to details of tree pits and planting techniques to be agreed

An additional condition is recommended to address the concerns from MEAS and the Tree Officer as set out below:

Agenda Item 7

Prior to the occupation of the first commercial unit a detailed landscape plan/ planting plan or habitat management plan shall be submitted to and approved by the local planning authority. The details shall include information about the reedbeds to be retained/ enhanced. Details of the tree pits and planting techniques to be used. The approved details shall be implemented in full in the first planting season.

Changes to Conditions

Condition 28

The Landscape Design Statement is Rev 06 and not 05.