

DEVELOPMENT CONTROL COMMITTEE 4 MARCH 2021

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

<u>ITEM NO.</u>	<u>PAGE NO.</u>	<u>APPLICATION NO.</u>
7 and 8	15 and 48	P/20/552/RLX and P/20/553/FUL

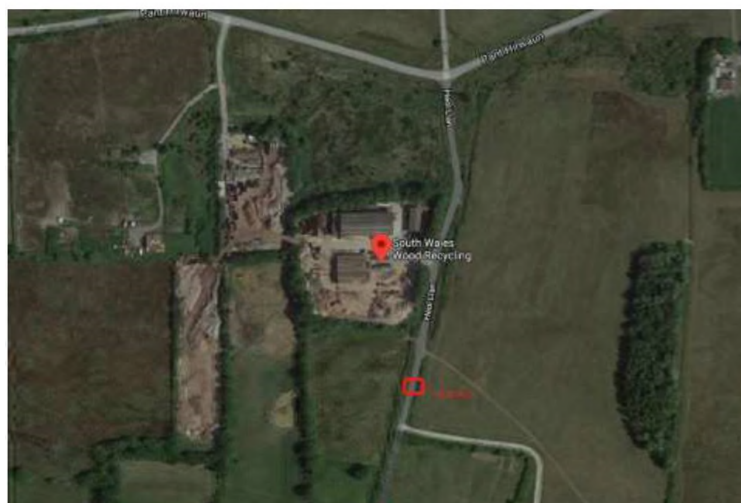
A “virtual” Full Committee Site Visit was undertaken on Wednesday 3 March, 2021 via drone footage and commentary on Teams.

The Local Ward Members, a representative from St Brides Minor Community Council and the agent for the scheme (Lucy Binnie of Land and Mineral Management) attended the site visit.

In response to some of the questions raised by Members:

- The height of the main storage building on site is over 13m.
- In terms of domestic green waste, the maximum storage allowed under the NRW exemption is 500 tonnes per year and, as mentioned at the previous committee and the virtual site visit, this element is seasonal, has been affected by the lockdowns and it is likely that it will be moved to the Community Recycling Centre in Village Farm Industrial Estate in time.
- The condition of the legacy wood is very poor and deteriorating quickly and it is likely that at least 90% of the blend would be fresh waste wood.
- There is approximately 1,500 tonnes on the Lock’s Yard site. The remaining legacy wood across the nursery and south-western field is estimated at around 10,000 tonnes. This is an estimate and the main issue is that the material is very wet, hence the high tonnage.
- There is a fire hydrant around 100m to the south of the site access (see below):

Figure 6: Position of Fire hydrant 100m from site gate.



As noted on Page 108, the communal bin store proposed to be erected at the front of the building would be too prominent and should be moved to the rear of the site alongside the individual storage areas. On 01 March 2021, amended plans were submitted to demonstrate the relocation of the bin store to the rear of the property, as shown below:



Amended Site Plan

In addition, the proposal has been amended to indicatively show private amenity areas for the future occupiers of the ground floor flats, to promote placemaking and well-being of future residents. The flats at the rear of the building will have direct access to the private amenity areas from the living room areas of each flat. The introduction of the private areas is welcomed, however it is acknowledged that the plan is indicative, and the full details of the soft and hard landscaping areas are secured through the imposition of the recommended condition which relates to (Condition 13).

Condition 1 should be amended to read as follows:

1. In accordance with drawing number AL(90) 01 received on 29 January 2020, drawing numbers AL(00)10 Rev F, AL(00)15 Rev H, AL(00)20 Rev E, and AL(00)11 Rev A, received on 1 March 2021.

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

JONATHAN PARSONS
GROUP MANAGER – PLANNING & DEVELOPMENT SERVICES
4 MARCH 2021