

# PLANNING COMMITTEE

8 November 2023

## Amendment/Correction List

### Additional Information for Councillors

#### Agenda Item 4 (Applications for Consideration)

##### Item No. 1

##### Application Reference R21/1234

Point 13.1 of the officer's report includes details of the pitch's requirement from a now outdated evidence base. The most up to date evidence base is that of the GTAA of 2022 which can be seen below.

Period	Ethnic definition (pitches)	PPTS 2015 definition (pitches)
2022-2027	48	29
2027-2032	15	13
2032-2037	16	14
Total 2022-2037	79	56

This would alter the need from 76 pitches in the report to 79 pitches therefore, the need is greater by 3 pitches.

##### Item No.2

##### Application Reference R23/0794

**NHS** – Withdrew their comments due to their own error

**WCC Ecology** - Recommending refusal due to discrepancy in the Bat Survey Report. Case Officer continuing to recommend approval subject to a further Bat Survey to be carried out prior to commencement of works.

##### **Condition:**

Prior to any works which would impact the roof or loft space, one further nocturnal bat survey of the site, to include appropriate activity surveys in accordance with BCT Bat Surveys – Good Practice Guidelines, has been carried out and a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation plan shall thereafter be implemented in full.

**Reason:** To ensure no protected species are harmed by the development.

**RBC Environmental Health** – No objections received subject to recommending Noise Survey, Contamination Survey and Air Quality Assessment which will be imposed as conditions.

Conditions and informative note proposed:

**Condition:**

Unless non-material amendments are otherwise agreed in writing with the Local Planning Authority, no aboveground development shall begin until a scheme detailing the on-site measures to be incorporated within the development in order to meet air quality neutral standards or to provide suitable mitigation, has been submitted to and approved in writing by the Local Planning Authority. Prior to occupation of the development, the approved scheme shall be implemented and maintained in perpetuity.

Reason: In the interests of air quality.

**Condition:**

When carrying out work as part of this development hereby permitted, in the event that contamination is found it shall be reported in writing immediately to the local planning authority. Each of the following subsections a) to c) shall then be subject to approval in writing by the local planning authority.

a) An investigation and risk assessment shall be undertaken in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

b) Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared.

c) Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be prepared and which shall be subject to approval in writing by the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**Condition:**

Prior to occupation a noise assessment shall be undertaken by a suitably qualified person and be submitted in writing to and approved by the Local Planning Authority. It shall assess the existing noise levels that could adversely affect the proposed development. Regard shall be had to noise from road traffic and general residual noise from other existing business operations in the area.

Regard may be had to BS8233:2014, BS4142:2014+A1: 2019, the World Health Organisation (WHO) Guidelines for Community Noise and the ProPG: Planning & Noise guidance May 2017. The report shall include recommendations for any necessary acoustic mitigation works, to protect the occupants both inside the dwelling and the external amenity spaces, having regard to current guidance for the residential development. Any recommended works shall be completed prior to occupation of the development and should be maintained thereafter.

Reason: In the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority.

Informative note

As per the condition the applicant is required to incorporate measures to assist in reducing their impact upon the Air Quality as part of this development. In order to achieve air quality neutral standards it is suggested that the approved scheme could include the installation of ultra-low emission boilers (<40mg/kWh) if gas is used for space/water heating, increased tree planting, green walls and roofs, the incorporation of electric vehicle charging points on any car parking or provision of secure cycle storage. More information on plants that can be incorporated into landscaping for green walls and roofs can be found here:[https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed\\_1.pdf](https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed_1.pdf)

**RECOMMENDATION**

Approval subject to conditions and informatives