

Planning Committee

Wednesday 17 April 2019

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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1	18/0461	<u>Consultee Position</u>
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The council re-consulted Elswick Parish Council on the revised plans now under consideration on 25 March 2019. The Clerk advised that the Parish Council have not been able to meet since that time due to the election and now being in purdah. However, the Clerk has confirmed that if they were to provide a response then he suspects that their previous objection on the initial scheme for 9 dwellings would be maintained.

Officer Response

The council has undertaken its statutory duty to consult with the Parish Council on the application. They have provided comments, and those have been considered in the report on the agenda papers. There is no legal duty to undertake any further consultation on an application, and whilst it is unfortunate that the Parish Council has chosen not to hold meetings in the run-up to the election this should not impact on the council's determination of this application.

3	19/0184	<u>Neighbour Representations</u>
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Following the publication of the agenda a further 4 letters have been received from neighbours to the site. These refer to:

- Residents have only been given a short timescale for commenting on revisions to the scheme
- Loss of privacy – The scheme includes alterations to roof access, height of parapets, unobscured glazing in elevations around the property, inaccurate representation of foliage. These could all lead to increased privacy loss to neighbours
- Scale of development– Residents have been misled over the scale of the building and FBC are allowing the developer to push limits of 'planning envelope' as the scheme includes a third floor and an increase in height of parapets
- Effect of the development– The building is a considerable height above properties on West Park estate, and the council should ensure condition is imposed to prevent the space being used as an amenity. They also refer to the attitude of contractors,
- Future development – Supporting this scheme creates the potential for further development of this scale on Islay Road. The committee must ensure privacy and life of residents is maintained as a precedent is being set
- Mitigation - what compensatory features at client cost for mitigation?
- Summary - planning dept. is being over accommodating, prevent a third floor being used other than for maintenance, opening restricted, scale increase negative aspects if terrace permitted, client & architect obfuscation with late submission of inaccurate plans, officer comments, reduction of privacy and amenities, deadline for comments, process complicated by client and architect.

- Elderly residents were misled by over reliance on architects images and plans

Officer Response

The matters raised which are relevant to the determination of the application are all adequately addressed in the agenda report.

The neighbours refer to the planning department being over-accommodating to the applicant. This is not the case, and the planning officers are simply following good practice and the guidance of the NPPF in working with the applicant, and all interested parties, in seeking to find solutions to the issues presented by the application.

With regards to the timescale for commenting on revisions, these have not actually been revisions to the plans only to the referencing of them to aid comparisons with the earlier planning permission.