

Letter from Gisela Stuart MP, omitted in error from the main Committee report. Gisela Stuart MP wholly supports the Moor Pool Allotment Association's restoration scheme for Site A. She also notes the clear local demand for additional allotment provision on the estate.

I note the value of these alternative proposals for Site A, but Members will have to determine the current planning application before you today.

Letter of objection from the Victorian Society

The Society's letter responds to each of the three planning applications for housing development at Sites A, C and E(i), and each of the three Conservation Area Consent applications for garage demolition. The comments are summarised as follows:

- Assessment of applications made more difficult by continued lack of Character Appraisal and Management Plan. Planning Committee cannot properly consider proposals until the Appraisal and Plan completed.
- Proposals likely to significantly alter character of parts of the area, backland development inappropriate in Conservation Area and Mature Suburb.
- Chronic on-street parking problem, with negative impact on character and appearance of the streets - object to loss of garages. Instead, should refurbish and improve access and security.
- If garage demolition is approved, should be to restore area as open space/allotments.
- Design too bland and incorrect, eg metal garage doors, catslides and brick gables wrongly located.

Letter of objection from the National Society of Allotment & Leisure Gardeners

- Although there is big demand for allotments, applicant has allowed them to fall into disrepair.
- Soakaways located in allotments would cause them damage and be contrary to Conservation Area character.
- Increased housing density would destroy the model village concept.

There are also some amendments and additions for conditions, as follows:

Condition 19, concerning Ecology: (S/00872/08/FUL)

The words '... Council's Planning Ecologist' should be replaced by '... Local Planning Authority'. This also applies to Condition 17 at Site C, reference S/00874/08/FUL.

Condition 22, concerning garage doors: (S/00872/08/FUL)

The following should be inserted at the start of the condition: 'Amended plans for the garage doors for the houses hereby approved shall be submitted for the written approval of the Local Planning Authority.' This also applies to Condition 15 at Site C, reference S/00874/08/FUL, and to Condition 12 at Site E(i), reference S/00873/08/FUL. Both of these latter two conditions should be amended to become PLA999 conditions.

New condition, concerning solar panels, for each of the three development applications, S/00872/08/FUL, S/00874/08/FUL, S/00873/08/FUL:

PLA999 A full section of the proposed solar panels, for the written approval of the Local Planning Authority. The panels shall be installed as approved. Reason: In order to safeguard the character and appearance of the Conservation Area.

New condition, concerning front gable fenestration, for Sites A and C (S/00872/08/FUL and S/00874/08/FUL):

PLA999 Amended plans to show alternative fenestration for the front, gable elevations of the houses hereby approved shall be submitted for the written approval of the Local Planning Authority. Reason: In order to safeguard the character and appearance of the Conservation Area.

Site C, S/00874/08/FUL, Reason for Approval:

The site is not affected by any Listed Building and so the reference to Policy 3.25 should be deleted.

RECOMMENDATION

No further points have been raised which lead me to conclude that the recommendation to approve the applications should be altered.

Simon Turner
Case Officer.