

## Planning Committee Update Sheet – September 2022

Agenda Item	Application Reference	Additional Information Received/Updates for Committee
7	21/00703/VAR	A statement has been received from Fordham Parish Council summarising all of their representations regarding the site to date. It is being sent to Committee Members with this update sheet. All representations were already available to view on Public Access.
8	22/00127/VAR	<ul style="list-style-type: none"> <li>- <b>Amended Plans:</b> The Applicant has provided an amended composite plan (ref: EDG/19/082 5 REV J, received 26th August 2022) which removes the front rooflight from the street scene drawing, for correction. No front rooflight is proposed in the front roof section as set out in the Officer report.</li> </ul> <p>The applicant has also forwarded an updated Arboricultural Impact Assessment Plan ('AIA') -Version.2 to align with the permission granted under 22/00653/TRE to remove a dead Cypressus Goldcrest tree (T1 on the AIA) along the southern boundary and a section of Cypress hedge (H2 on the AIA) at the north east of the site.</p> <p>It is recommended that the proposed conditions as set out Appendix 1 of the report which specifically refer to these relevant plans are updated to reflect the amendments.</p> <ul style="list-style-type: none"> <li>- <b>Agreement to Conditions:</b> In accordance with S100ZA of the Town and Country Planning Act 1990, the Applicant has agreed to the pre-commencement conditions 3 and 4 as proposed at Appendix 1 of the report.</li> <li>- <b>Representations:</b> The occupiers of 3 The Hythe has reiterated their concerns regarding the increased finished height of the dwelling and the additional parking area (full comments are available to view on Public Access).</li> </ul> <p>A further letter of objection has been received from an individual residing in Reading, raising the following concerns (full comments are available to view on Public Access);</p> <ul style="list-style-type: none"> <li>- Affects public views</li> <li>- Affects street scene</li> <li>- Form and character</li> <li>- Highway safety</li> <li>- Listed Building</li> <li>- Loss of privacy</li> <li>- Over looking</li> <li>- Parking and Turning</li> <li>- Setting of a Listed Building</li> </ul>

		<p>The applicant has also provided a statement (received 2<sup>nd</sup> September) which they've asked to provide to Members and which aims to address or provide clarification on some of the concerns that have been raised. This is also available to view on Public Access and is circulated with this update.</p> <p>Whilst the representations are noted, it is considered that no new material considerations have been raised which haven't already been addressed in the Officers report, or that would alter Officers' recommendation of approval.</p>
10	22/00459/FUL	<p>Statement received from the applicant 05/09/22 together with an image that is being sent to Committee Members with this update:</p> <p>"In some of the correspondence between myself and the district council there has been comment that the proposed plans are larger than the footprint of the property and as such would be disproportionate. I enclose pictures of the ground plan from the 1938 deeds. This clearly shows the footprint of 47 West Street incorporating the original ground floor kitchen/bathroom. The proposed plans are not actually any larger than this original footprint."</p>
11	22/00462/FUL	<ul style="list-style-type: none"> <li>- <b>Build Stage of Dwellings:</b> A visit to site on the 31<sup>st</sup> August 2022 has confirmed that the four dwellings have been partially constructed to roof strut level. Whilst outside of any formal consent, Members should also note that the central two dwellings (the Hallam house type) have not been constructed in accordance with the submitted plans, received May 2022, and upon which the application is to be determined. The two central plots are missing the upper central en-suite window, and the stage of construction would suggest that this window is no longer a feature to be contained within the central dwellings.</li> </ul> <p>However, Members need to determine the application that is before them.</p> <ul style="list-style-type: none"> <li>- <b>Costs Appeal:</b> In an email dated 1<sup>st</sup> September 2022, the Applicant's agent stated: <i>"We are also preparing our application for costs for the ongoing appeal, and this will be submitted following the outcome of the 7/9 committee. Should the council wish to approve the application on the 7<sup>th</sup>, then the appeal will be withdrawn, and the costs will no longer be pursued. We cannot confirm the final costs at this stage as it will need to factor in all costs up to the conclusion of the appeal process. At this stage, the costs are estimated to be in the region of £50,000 for professional fees (including legal fees) expended in this process. Please include this in your update to the committee."</i> Officer's do not consider that the legal fees, which may be a larger proportion of the above stated figure, would be reasonable. This is because the legal advice given could be found within the public realm, as well as within documents and expertise already held by the Applicant and their Agent. This includes the Planning Committee Minutes to the 6<sup>th</sup> April 2022 Planning Committee. Officer's view therefore is that the costs suggested are completely unreasonable.</li> </ul>