

Site Inspection Sub-Committee

Tuesday, 23 August 2005

Present: Councillor A Lowe (Chair), Councillor Parr (Vice-Chair) and Councillors Bedford and D Dickinson

05.SI.01 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Edgerley, Gray, Heaton, Iddon, M Lowe and Molyneaux.

05.SI.02 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest expressed by the members.

05.SI.03 MINUTES

RESOLVED – That the minutes of the meeting of the Site Inspection Sub-Committee held on 7 March 2005 be confirmed as a correct record and signed by the Chair.

05.SI.04 PLANNING APPLICATION 05/00472/FUL

The application for planning permission to convert the first floor of 303 to 305 Eaves Lane from storage and office accommodation associated with the ground floor shops to residential accommodation had been deferred at the Development Control Committee meeting held on 28 June to allow the Site Inspection Sub-Committee to visit and inspect the site.

The Head of Planning Services pointed out that the application also included ground floor rear extensions to provide a staff room and loading area for the ground floor shops. When the application was first submitted on the 3 May 2005 the proposal included first floor rear balconies over the extensions. The scheme had now been amended removing two of the three proposed balconies and retaining only one, which faced the side elevation of number 1 St. Peter's Street. The remaining balcony would have a timber pergola above it with galvanised steel handrails and balustrades.

The Sub-Committee were informed however that there had been a complaint made by the residents of number 1, St. Peter's Street regarding this proposal. They felt that they would be overlooked on their side elevation.

The Head of Planning Services also pointed out that, as part of the proposal three car parking spaces are to be provided. Two spaces to the rear of 301 Eaves Lane and one to the rear of the property at the boundary with St. Peter's Street on an existing paved area.

While the Sub-Committee members expressed concern at the possible impact the proposal would have on the parking situation in the area, the members accepted the inherent problems of car parking in busy residential/neighbourhood shopping areas. In this context, the Sub-Committee's attention was drawn to the existing small car park to the rear of the Eaves Lane property.

The Sub-Committee was also advised of recent correspondence from the applicant intimated a willingness to discuss the possibility of his disposal of a strip of land for car parking in exchange for limited waiting restrictions being enforced along the side of his property on St. Peter's Street for the benefit of visiting customers.

While accepting the Vice-Chair's concerns about the enforceability of waiting restrictions, the Sub-Committee **RECOMMENDED** that further consideration of the application be deferred to enable early discussions between the applicant, the Head of Planning Services, the Head of Public Space Services, the Director of Legal Services and Ward Representatives on the parking and balcony issues in general and the applicant's land exchange offer in particular.

05.SI.05 ANY OTHER ITEM(S) WHICH THE CHAIR DECIDES IS/ARE URGENT

Chair