

COMMITTEE REPORT			
REPORT OF	MEETING	DATE	ITEM NO
HEAD OF DEVELOPMENT AND REGENERATION	DEVELOPMENT CONTROL COMMITTEE	17.01.2006	

ADDENDUM

The following additional information is brought forward for members' information with regard to items on the Committee this evening:

Item A1 05/00731/FULMAJ

The applicants have submitted an amended detail which will be displayed at Committee. This involves the inclusion of a red band around the eaves detail of the building and this reflects Curry's house colour. It is considered that this would be highly visible and was initially recommended that it be removed from the design detail. Considerable improvements have been carried out to the design and it is felt the provision of the red band in such a prominent position would detract from visual appearance of the building and from the improvements obtained.

Amendments to conditions 8, 9 and 13 have also been suggested by the applicant as follows:-

Condition 8

The list of bulky goods identified does not accord with the standard definition of bulky goods, nor is it exhaustive (no allowance for the sale of cookers, ovens, dishwashers, tumble dryers, video/DVD players, hi-fi's, computers etc etc). We therefore propose that Condition 8 be revised to state:-

The development hereby approved shall only be for the main retailing activity of the sale of bulky goods, normally defined as DIY and garden products, furniture, carpets and floor coverings, electrical goods, and motor accessories and products, unless agreed otherwise in writing by the Local Planning Authority.

Condition 9

It has been agreed with one of the intended occupiers that their retail unit will extend to 5,000 sq ft gross. This equates to 464 sq. m, and is therefore contrary to Condition 9 as currently worded which refers to 465 sq metres. We therefore request that the floorspace restriction be lowered to 464 sq m to allow for some leeway in the conversion of square feet to square metres.

Condition 13

As currently worded, subsequent planning permissions would be required in order to make any amendments to the approved plans regardless of how minor. In order to allow for some flexibility in the approved plans to accommodate potential revisions, it is suggested that the first sentence of Condition 13 be revised to state "The approved

development shall be undertaken in accordance with the following approved plans unless agreed otherwise in writing with the Local Planning Authority..."

Such amendments to the conditions are considered acceptable and I agree that the conditions should be revised to take those comments on board.

Item A.2 05/00106/REMMAJ

The previous application referred to under the heading 'Proposal' should read 05/00106/REMMAJ, not 05/01061/REMMAJ.

The fifth paragraph under the heading 'Assessment' should read as follows:

The substitution of house types and density changes are listed as one of the exceptions to the current controls on new residential development in place in the Borough at this time. The proposals would therefore not be contrary to the current controls on new residential development in the Borough as set out in the Interim Supplementary Planning Guidance: Windfall Housing Developments.

Amended plans have been received from the applicant, which are considered to adequately address the concerns raised by Lancashire County Council Highways, The Community Safety Partnership and Environmental Services.

The following additional condition is recommended:

Plan Ref.	Received On:	Title:
03/213/L01	22 December 2005	Location Plan
03/213/P01	22 December 2005	Phase 2 Layout
03/213/CS02 storage unit and twin garage	22 December 2005	Plans and elevations for 9 cycle
03/213/CS01 storage unit	22 December 2005	Plans and elevations for 18 cycle
05/113/P01 elevations	31 October 2005	Plots 139 –146 plans and
05/113/P02	31 October 2005	Plots 147-164 floor plan
05/113/P03	31 October 2005	Plots 147-164 elevations

Reason: To define the permission and in the interests of the proper development of the site.