



Date: Tuesday, 30 June 2020

Time: 2.00 pm

Venue: THIS IS A VIRTUAL MEETING - PLEASE USE THE LINK ON THE AGENDA TO LISTEN TO THE MEETING

Contact: Tim Ward, Committee Officer
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SOUTHERN PLANNING COMMITTEE

SCHEDULE OF ADDITIONAL LETTERS

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

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SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 30 June 2020		
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Item No.	Application No.	Originator:
5	20/01341/FUL	Local resident, Orchard lane
<p>Thank you in advance for reading this during the meeting and taking our comments into consideration.</p> <p>-One of our main concerns with the above application is access to our properties during construction if permission is granted. While the planning department can make conditions regarding the Management Plan how will they ensure the conditions are complied with on a daily basis?</p> <p>-The existing wall onto the Lane is being replaced by the proposed house wall, surely this will involve machinery and scaffolding to build a new wall, how will this be managed without encroaching onto the Lane?</p> <p>-Point 6.5.2 - We have not seen the applicants statement that he has rights to use Orchard Lane. Orchard Lane is a private Road and can only be used by residents and authorised vehicles. The applicant is not a resident of Orchard Lane, the double doors onto the Lane have not been used for years.</p> <p>-Point 6.5.4 - "matter of civil law" does this mean that once planning is granted the department wash their hands of any subsequent failure by the applicant to comply with the Construction Management Plan?</p>		
Item No.	Application No.	Originator:
5	20/01341/FUL	Planning Officer
<p>The extent of the planning application site shown on the map in the Committee Report is incorrectly shown. The garden area to no.2 Weir Road does not now form part of the application site. The correct application site boundaries will be shown in the power point presentation.</p>		
Item No.	Application No.	Originator:
5	20/01341/FUL	Local resident, Orchard Lane
<p>Having viewed the amendments made by the applicant, and having read the officer's report in response to them, I still have my reservations.</p> <p>There remains two major problems as far as I am concerned:</p> <p>Firstly- there will be undoubtable impact on the condition of the bottom part of Orchard Lane during the construction process, no matter what management plan is requested/implemented. The statement that recent constructions along the lane had shown no evidence of significant damage is debatable - if you lived on the lane I feel the evidence was substantial.</p> <p>The confirmation by the consultees that the public right of way should remain open at all times during the construction seems like a very hard ask, considering the narrowness of the lane at that very proximity.</p>		

Secondly - pre-application advice given in January 2020 indicated that a single dwelling could be feasible (when considering the SAMDev Policy), but worryingly it also suggested that an enquiry for another application for a further two dwellings to be built in the rear garden was made - The response to the second application was discouraged. On this point it brought my attention to the coloured map, grid ref 343971 - 309425 shown in the Southern Planning Committee's report (dated 30th June 2020) showing the proposed revised site in red grid lines. This extended into the bottom half of No.2 Weir Road's back garden. If this is the true boundary of the applicant's new site I would very much like to be assured that the intentions of the applicant were not to pursue the second application mentioned above.