

ADDENDUM REPORT

Planning Committee



Item Number: 7.3

Site: Mannamead Centre, 15 Eggbuckland Road

Application Number: 14/00082/FUL

Applicant: Pillar Land Securities Ltd

Page: 39

Letters of Representation

Three further letters of representation have been received since drafting the Planning Application Report. These have been received during a period of re-consultation being carried out as a result of amendments to the scheme and additional details. The consultation period has now ended.

One letter of representation '*withdraws objections to the scheme as submitted to committee*'.

One letter of representation notes that '*we have reached an understanding with the developer such that we will not object to the application as being presented to the committee on 14th August.*'

One letter of representation states that they withdraw objections to the scheme as a result of engagement and amendments as long as the developers and builders abide by certain assurances.

Members should be advised that we are unable to offer security over any assurances that the developer has provided to neighbours.

Officers have recommended conditions that, among others, require: the boundary treatments to be completed before occupation of each new dwelling, and; that the roof areas are not used as amenity areas.

Consultation Responses

Education Service

The education service has provided a consultation response that seeks £57,537 for 5 Primary school places towards expansion at Lipson Vale Primary. The applicant has offered £40,000 towards this element, as reported in the planning application report.

Advice from officers remains that these obligations offered by the applicant are considered to be related in scale and kind to the development and, in the context of the affordable housing being provided and CIL contributions, are considered to adequately mitigate the impacts of the development on infrastructure in accordance with national and local policies.

Recommendation

The recommendation before committee is unchanged as a result of these letters of representation and remains to 'Grant conditionally subject to S106 Obligation'.