

ADDENDUM REPORT

Planning Committee



Item Number: 1.4

Site: Allotment Gardens, Prince Maurice Road

Planning Application Number: 18/00432/FUL

Applicant: Mr Gary Stirling

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Additional Letters of Representation

An additional 31 letters have been received, some from persons who have already made comments, raising the following additional points that have not been considered in the main report:

- This is not brownfield/derelict land
- The presence of foxes, owls and buzzards has been noted
- Rare orchids on site
- Site is a neighbourhood greenspace and should be retained
- S106 does not compensate for loss of greenspace
- Who has assessed whether the functions of greenspace will be lost
- Development contrary to DEV29 of emerging Joint Local Plan (JLP) and Paragraph 77 of National Planning Practice Guidance
- This site is not earmarked for development in the JLP
- The Seventrees site in Baring Street is more suitable for development
- The site has resisted development for 125 years
- Loss of trees will cause a landslip
- Who will maintain green roofs and walls
- Can't understand where units have been lost
- Too many flats being built houses would be better
- Are two office units required
- Prince Maurice Road already full of potholes and in disrepair and this will exacerbate problems
- Sufficient new homes are being built on large sites such as Sherford, Forder Valley etc.
- Nursery on Coleridge Road will be affected
- Have the legal issues regarding the title to the land been investigated

The main report explains the status of the site and the changes that have been made during the course of the application. Officers would agree that the previous use of the land as allotments within a built up area would not define the land as "brownfield". However the site is noted as a commitment site in the JLP, a site with planning permission that can be implemented. Clarification is also offered in the report regarding the Neighbourhood Greenspace Designation and officers can advise that Policy DEV29 of the JLP does not prevent development of neighbourhood greenspaces, the level of protection offered to these areas is not the same as for strategic and

local greenspaces. The development is also considered to comply with relevant paragraphs of the NPPF.

This site has not resisted development for 125 years and planning permission has been approved for 74 dwellings in the past, work has commenced on this application and the 74 homes could be built at any time.

Policy SPT3 of the emerging JLP notes the need for 19,000 additional homes in the City including 4,550 affordable homes. The delivery of these new homes needs to be secured through a number of sites not just the larger developments of Sherford, Forder Valley etc. and should provide for a range of different properties including both houses and flats. An allocation has been made for housing on the Seventrees site and any future planning application here will be judged on its own merits.

Officers within the Natural Infrastructure Team have carefully assessed the application and this has resulted in the submission of additional ecological and landscaping information, alongside some of the other amendments to scheme. Officers are satisfied that the development proposed will not result in a detrimental impact on protected species and biodiversity net gain will be secured. Furthermore officers also consider that the measures contained in the ecological mitigation and enhancement strategy and landscape strategy should mitigate the impacts of the development on the functions and characteristics of the site, including providing public access to the greenspaces that will be retained. Appropriate conditions have been recommended to ensure the long term maintenance of the green roofs and walls. The structural stability of the site will be fully investigated and the development will use appropriate construction methods to safeguard the site including the surrounding wall. Once the extent of engineering works are confirmed a review will take place with officers to confirm which trees need to be removed. The loss of 85-100 trees stated in the main report is considered the worst case scenario.

The provision of two small office units as part of the development is considered to be a positive addition to the proposal and could create opportunities for both new and existing residents.

Officers are unable to secure improvements to the existing condition of Prince Maurice Road through this application. Improvements to the main junction on Alexandra Road will be provided.

Officer's attention has been drawn to the presence of a nursery operating from a property on Coleridge Road. Appropriate boundary treatment will be secured for the proposed new dwellings and the impacts of the construction process will also be managed by condition. Officers do not consider that the proposals will have a negative impact on the operation of the nursery.

The issues regarding the covenants and legal title of the land are not material to the planning application.

Recommendation

The recommendation remains to grant conditionally subject to the signing of a S106 agreement with delegated authority to the Service Director to refuse should the S106 not be signed by the extended target date or another date agreed with the applicant.