

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION
8th August 2012

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

The text in bold is additional/amended information to that circulated to Members on Tuesday 7th August 2012

Item 7a – Braeside Cottage, Box Hill, SN13 8ET (12/00309/FUL)

Following the submission of amended plans in respect of the above application, the Parish Council have been invited to review their initial representations. Having considered the amended application, their comments are as follows:

“The Council looked at the revised plans.

Their previous objections still stand. They feel this is an overlarge extension of a small cottage in the Green Belt and AONB. The “contested” land is land, the Parish Council believes, to be outside the ownership of the applicant. If permission were to be granted it must remain ancillary to the existing dwelling.”

The Officer’s recommendation therefore remains to grant permission, subject to conditions.

The Local Member has raised the issue of the visibility at the adjacent junction between Beech Road and the A4 Box Hill, an accident blackspot, and raised concern in respect of its safety.

The view of the Highways Officer is that, as the application is for an extension to an existing property, little or no additional traffic will be generated. The design will not reduce visibility at the junction. As a result the impact on the junction of Beech Road with A4 will be negligible.

Whilst it is appreciated that the current access to the A4 from Beech Road is inadequate, the proposal will not exacerbate the situation and it is therefore considered unreasonable to require its alteration as part of this application.

Item 7b – Warren Business Park, Knockdown GL8 8QY – (12/01246/S73A)

A definitive landscaping plan has now been received from the applicant and consultation undertaken with the Council’s Landscape Officer who states:

The revised drawing LDC.1639.004A shows the missing detail and corrects the technical errors in the previous drawing.

I have no further comments to make on the scheme itself. I find the fencing & landscaping acceptable both in terms of providing adequate mitigation to screen and break up views of the Solar panels from the footpath (by planting the new hedge with hawthorn standards) and providing appropriate enhancement to the AONB & landscape character (New Oak & Ash tree planting in existing hedgerows).

Officer comments:

Condition 2 requires the implementation of the landscaping scheme in the first planting season, no further condition or amendment necessary.

Recommendation: APPROVE subject to conditions.

Condition 3 to be amended to include drawing no. LDC.1639.004A received 7 August 2012