

# PLANNING COMMITTEE

7<sup>th</sup> March 2012

Observations and recommendations made since preparation of agenda

Item	Comments
<b>Planning Applications</b>	
<b>6.a</b>	<p><b>W/11/02971/FUL Car Park Mill Lane Bradford On Avon Wiltshire</b></p> <p><b>Late items received by Planning Officers since the report was prepared.</b></p> <p>The following representations were received:</p> <p>10 individual objections received (nothing new raised) raising concerns about</p> <p>No need for more housing in the Town Overdevelopment of the site Out of keeping and detrimental to Conservation Area No benefit to local community – the site should be a public car park Would deprive the Town of the opportunity to develop the site as a public car park (there is no alternative suitable site north of the river) Problems associated to displaced car parking Local retailers and businesses would suffer Development is contrary to Policy PPS4 and PPS5 and the Localism Act (since local people do not support it) Local residents endorse the objections raised by the Town Council, The Preservation Trust and Development Trust.</p> <p>A further late letter of objection to application: Same issues raised which are cited in the report – i.e. shortage of parking in this part of Town</p> <p>Also a petition signed by 2 people oppose the application proposal</p> <p>1 late submission received from the applicant's agent raising the following points:</p> <ol style="list-style-type: none"><li>1. The car park has now been acquired by Fortdene and is no longer in the ownership of Avon Plc .</li><li>2. The comment on page 10, 4<sup>th</sup> para, to the affect that "a similar application in the area was rejected by the planning authority in 2008", should specify that this application, which included the existing office building Manvers House, because of loss of employment and specifically, the residential element on upper car park, was not the subject of any objection.</li></ol>

	<p><b>ERRATUM</b></p> <p>On Page 17, under "impact on surroundings", the 3<sup>rd</sup> para, 2<sup>nd</sup> line, should read "has raised an objection".</p>
<p><b>6.d</b></p>	<p><b>W/11/03130/FUL - Stables with new vehicular access - Land East Of 3 Lower Marsh Road Warminster Wiltshire</b></p> <p>A late item has been received.</p> <p>The Agent has commented on the Town Council's concerns on flooding. He notes that the Flood Risk Assessment shows that the stables would not be in Flood Zone 3 and that the Environment Agency response confirms this. He has attached a letter from a neighbour at 6 Lower Marsh Road questioning how flooding can be considered as a possible reason for refusal, since the area has not flooded in the last 50 years. The agent also expresses surprise at neighbour objections to the access. The proposed splay will in fact provide a suitable area for passing, improving the existing situation. The agent considers that all issues/concerns raised have been addressed by the details submitted with the application, read together with the proposed conditions.</p>