

UPDATE SHEET

PLANNING COMMITTEE – 7th August 2018

To be read in conjunction with the Report of the Planning and Development Team Manager to Planning Committee

This list sets out: -

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions;**
- (c) Changes to Recommendations**

MAIN REPORT

A1 18/00427/FULM Land at Forest Road, Coalville

Additional information received:

A response has now been received from the District Valuer which indicates that a more policy compliant housing mix, in relation to Policy H6 of the Local Plan (Housing type and mix), consisting of 6 x 3 bed semi-detached houses and 4 x 2 bed terraced houses would result in a reduced deficit in terms of viability based on reduced build costs of the alternative scheme. However, the District Valuer has concluded that the scheme is still in deficit and as such the scheme is not a viable development.

Officer comment:

In light of this additional information, Officers recommend that the application be deferred to allow for further consideration in relation to housing mix/viability and to give the applicant the opportunity to amend the scheme to provide a development that is more compliant with Policy H6 of the Local Plan.

RECOMMENDATION: DEFER application to allow for further consideration of housing mix/viability issues

Additional information received:

In respect of accessibility to the site by wheelchair users, the Council's Building Control Team have confirmed that the scheme would be treated as "no worse than existing" and Part M of the Building Regulations would not apply.

Under the Equality Act 2010, the owner has a duty to make reasonable adjustments when providing a service. The applicant has confirmed that they would be willing to explore the feasibility of works to make a ground floor apartment accessible to wheelchair users and also propose a removable ramp to the sites frontage.

Following discussions between officers and the applicant, the applicant has agreed to the replacement of windows in the front elevation of No. 57 High Street. The applicant is agreeable to replacing the windows to a good quality wood effect Upvc, in the sash style.

Officer comment:

The description of development shall be amended as follows:-

"Change of use to serviced apartments, external alterations including replacement windows and erection of wall"

The issues relating to accessibility and the Equality Act 2010 are addressed above and no further comment is required in this respect.

Precise details of the replacement windows can be secured by condition.

RECOMMENDATION: AMEND CONDITION 4

Amend condition 4 to read as follows:-

- 4) Full windows details for all new windows and external openings