

SDNPA Planning Committee – 11 July 2019

Update Sheet



Agenda Item	Page No	Para	Update	Source/Reason
9	13	4.6	Further comments from Ecology Officer, following submission of further information. No objection sustained; confirming suitability of enhancement measures and conditions.	Further information received
9	13	Section 4	<p>Comments from British Transport Police ‘Designing Out Crime Unit’ received, which states “the proposed design of the footbridge does not produce any major concerns in terms of crime and disorder. It is felt that footbridges often provide a much safer route across the railway than the use of level foot crossings”. No objection raised, however comments regarding the design and possible further safety measures have been proposed. These are summarised below, with officer comments in italics:</p> <ul style="list-style-type: none"> • Ensure suitable prevention of trespass onto the line; <i>this will be covered by condition 14</i> • Consider installation of measures to prevent skateboards/2-wheeled vehicles; <i>this will be covered by condition 14</i> • Height of parapet should be sufficient to prevent climbing; <i>this will be covered by condition 13</i> • Ensure allowance for maximum natural lines of sight; <i>officers consider that the current design for the bridge allows good natural lines of sight along the majority of its breadth. The open nature and winding approach of both walkways mean there is little area of the bridge that would be entirely secluded during ones crossing. Given the location, it is expected that the route would be used mainly during daylight hours.</i> • Careful consideration of the colour of the wood material (re. lighting and potential for graffiti); <i>the finish of the timber has been carefully considered and the composition of the bridge parapet is considered to be acceptable as proposed. It will present a fully enclosed parapet for only a short distance immediately over the rail line and therefore present a more difficult surface to deface, whilst also allowing natural light through.</i> • Glass viewing panels to be very carefully considered in terms of their installation and height; <i>this will be covered by condition 14</i> 	
9	22	10.1	<p>Change to condition wording: Condition 5(e) ‘locally characteristic’ added to example in criterion.</p>	Amendment

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9	25	10.1	<p>Change to wording of condition 13 (amendments in italics):</p> <p>Prior to the completion of the earth embankments and construction of the raised walkway, details of the materials, <i>finishes</i> and fixings for the walkway and bridge parapet, and details of the profiles, chamfering and spacing for the bridge parapet, <i>and height and fixing details of the glass viewing panels to the parapet</i>, shall be submitted to and approved in writing by the Local Planning Authority. These details shall be based on the outlines provided in the Landscape and Visual Impact Appraisal and Design and Access Statement. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure a development of high quality that reflects the character of the area and prevents harm to visual amenity.</p>	Amendment following comments British Transport Police
9	25	10.1	<p>Changes to wording of condition 14 (amendments in italics):</p> <p>Prior to the completion of the earth embankments, details of the hard landscaping including surfacing material, means of enclosure <i>or other means of obstruction</i> and cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure a development of high quality that reflects the character of the area, <i>ensures public safety</i>, prevents harm to visual amenity <i>and misuse of the bridge</i>.</p>	Amendment following comments British Transport Police
10	29	Amended Recommendation	<p>Amended Recommendation:</p> <p>That planning permission be granted subject to the conditions set out in Paragraph 9.1 of the report <u>and the completion of a planning obligation that secures an affordable housing contribution of £520,000</u></p>	
10	42	7.8	<p>Changes to wording;</p> <p>The final housing mix is as follows,</p> <ul style="list-style-type: none"> • 1 No 1 bed units - 9% • 1 No 2 Bed units - 9% • 5 No 3 bed units - 46 % • No 4 bed units - 36% 	The 1 bed unit was omitted from the housing mix figures para 7.8
10	45	Condition No.5	Amended condition No.5 Landscaping	Condition expanded to require additional landscaping details

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			<p>5. No development above slab level shall commence until a detailed landscaping and management plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:</p> <ul style="list-style-type: none"> a) Layout of planting to show plant species, nursery planting sizes, locations, densities and numbers b) Tree pit designs for each size of tree planting proposed including guying/support method, tree pit size, details of backfill material, irrigation design, surface treatment according to location; c) Areas of grass & specification for seeding or turfing as appropriate; d) Written specification for soil amelioration including cultivations, planting methodology, establishment maintenance operations proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); e) Any bunding or swales (including cross sections); f) A timetable for the implementation of all landscaping details and; f) A landscape management plan, including details of the body or organisation responsible for implementation of the plan, the management objectives and responsibilities and maintenance schedules for a minimum of five years for all the landscaped areas, other than small, privately owned, domestic gardens. <p>All such work as may be approved shall then be fully implemented in accordance with the agreed timetable and thereafter adhered to as agreed. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the landscape character of the site</p>	
10	49	Additional condition No.23	<p>Finished floor level</p> <p>23. Prior to the commencement of the development hereby permitted precise details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course, in relation to a nearby datum point shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details. No subsequent lowering/raising of ground/floor slab level shall be carried out without prior approval.</p>	Following questions raised at site visit

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			Reason: In order to secure a satisfactory standard of development and these details are required prior to commencement of development as they relate to the construction of the development (or prior to the construction of the development in the case of further investigative works such as archaeology and contaminated land)	
12	65	Amended recommendation	Amended recommendation: 2) Delegate to the Director of Planning, in consultation with the Planning Committee Chair, authority to make further minor changes to the SPD prior to public consultation including the addition of an Appendix 3: Model Section 106 Legal Agreement.	
	66	Para 3.2	Amended report text: It should be noted that Appendix 3 of the SPD, which will provide a model Section 106 Agreement to be used when securing affordable housing, is not included in the committee version of the SPD, as it is still currently being worked on and may be subjected to specialist legal advice currently being sought by officers. As this is a technical appendix, it is not considered necessary to seek Planning Committee approval, <u>and will be drafted and finalised under the delegated authority of the Director of Planning in consultation with the Planning Committee Chair.</u> Further minor changes may be needed to the SPD in other respects to ensure factual accuracy, and authority for this is delegated to the Director of Planning in consultation with the Planning Committee Chair.	