

Amendment Sheet

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**3 38/2003/549**

As amended by drawings received on 12th December 2003 and schedule dated 23rd December 2003.

Summary of amendments:- 1. Residents Clubhouse - Upper roof storey removed and warden's accommodation integrated into ground floor layout. Tower and garden room repositioned to site revised ground floor layout. 2. Apartment blocks - Feature windows above entrances removed. 3. Apartment block 2 - Basement plan revised to incorporate one extra garage, two guest rooms and the residents laundry. 4. Apartment block 3 - Basement plan revised replacing four garages with two ground floor apartments. 5. Apartment block 4 - Basement plan revised to incorporate one extra garage, garden machinery store and general storage. 6. Existing Coach House - Single large extension replaced with two standard cottages. 7 Cottages - Louvered roof vents removed.

Schedule of accommodation now 74 apartments, 11 cottages, 11 bungalows and one unit from converted coach house.

Letter from Agent dated 5th January, 2004 stating that "my client has instructed me that he wishes to enter into meaningful discussions regarding the provision of affordable housing in relation to this application."

ENGLISH NATURE our records indicate the presence of bats close to the application site. All bats and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (and subsequent amendments) and Annex IVa of the European Unions Habitats and Species Directive (Directive 92/43/EEC). Several species including the Lesser and Greater Horseshoe bat (*Rhinolophus hipposideros* and *Rhinolophus ferrumequinum* respectively) are also listed under Annex II of the European Unions Habitats and Species Directive. Biodiversity Action Plan species include Lesser horseshoe, Greater horseshoe, Bechsteins, Barbastelle and Pipistrelle bats. In order to determine if protected species are present we recommend that the applicants employ a consultant to carry out a wildlife survey. English Nature would be happy to comment further once the wildlife survey has been completed. Should the survey find any protected species English Nature should be consulted.

Chief Planning Officer's Comment:- Whilst amendments provide 3 additional units the overall bulk of the scheme is not increased. The height and impact of the clubhouse building is actually reduced.

Amended Recommendation:- Subject to the applicant entering into a Section 106 Agreement by 18th February, 2004 relating to the provision of a suitable level of

affordable housing to be agreed by the Chief Planning Officer in consultation with the Chairman, provision of cycle link and age restriction of 55 years and above the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions re time limit, materials, landscaping, protection of trees to be retained, walls and fences, service trenches under trees, highway layout, meter boxes, archaeological programme, contamination, surface water drainage, submission of proposals to protect wildlife prior to commencement. Notes re drainage, compliance, Part M, public art, CDM Regs.

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**6 38/2003/557**

As amplified by agents letter dated 19th December, 2003 and attached tree survey and amended by agents fax dated 19th December, 2003 and amended plan No. R0133/10C received 22nd December, 2003.

LANDSCAPE OFFICER following the receipt of the tree reports I would make the following comments:- these reports are thorough and have carefully considered the impact of the development on the trees.

LEISURE & RECREATION OFFICER no comments received.

Additional Conditions re details of walls/fences, trees to be protected during construction, improvements for the existing water culvert, astroturf pitch to be completed within 3 months of commencement of this development, materials for drives, car parking and turning areas, no service trenches within the canopies of the trees, lights for the hard surface playing area to be switched off between 21.30 hours and 09.00 hours each day, light source not visible from residential properties or highway, lights to be commissioned in agreement with Local Planning Authority, if there is unacceptable light pollutions lights to be switched off until problem resolved.

Additional Notes re applicant to contact Landscape Officer and Environment Agency, developer to investigate SUDS, off site water waste disposal, encroachment.

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**7 38/2003/558**

As amended by agents letter dated 19th December, 2003 and plan No. R0133/10C and amplified by an attached tree report.

LANDSCAPE OFFICER the amended layout around the lime tree is now acceptable.

Additional conditions: re The astro pitch to be constructed and available for use no later than 3 months from the date of the commencement of development on the adjoining site (38/2003/557), full details of the astroturf to be submitted and approved, car parking, protection of trees.

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**8 38/2003/582**

Letter dated 31st December, 2003 from agent providing additional information.

(1) Transport Development Group - David Argile letter dated 5" December 2003. Unfortunately Mr Argile seems to have misread the drawing. Six metres has been allowed for in front of the garage (possible position). Six parking bays to service two dwellings and turning on site has been accommodated. (2) Foul Water Drainage Via Existing Pumping Chamber - the existing veterinary sanitaryware is to be removed comprising toilet, dark room sink, consulting rooms basins, operating theatre sinks and cleaning station, recovery room pet bath. This would be replaced by two bathrooms and kitchens. If required alternative arrangements can be made to deal with the foul water. This can be dealt with in Building Control application. (3) Water Supply-via mains supply will be less (or similar) than that required by the veterinary clinic. (4) Floor Areas:- 'A' Barn - 147 sq m, 'B' Studio - 95 sq m, 'C' Parlour -80 sq m, 80 square metres internal floor area (living accommodation) is a standard three bedroom house. (5) Waterway - stagnant water the remains of a ditch (refer to O.S. sheets) piped by the County Council during the Bishop Foxes School development. Pipe invert too high to drain remains of ditch. We are In consultation with S.C.C. to have this situation corrected. (6) Letters - please note Mrs B Lovell's letter dated 9th December is in support of the application. As noted two letters of objection are from the same house. Please give consideration to the above and amend your report if possible.

Mrs Lovell's letter supports the applicant but only on the basis that it does not set precedent for further development.

Structural report from Jenkins and Potter Consulting Engineers received on 7th January, 2004.

E-mail received from applicant stating that if permission is granted appeal against refusal of B1 use will be withdrawn.

Amended Recommendation:- Permission be GRANTED ... (as printed).

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**10 42/2003/044**

Withdrawn.

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