

Planning Committee – 4 July, 2007

Report of the Development Manager

Miscellaneous Item

43/2007/026 Erection of Medical Centre with attached services, including car park, external works and landscaping and formation of access to Mantle Street, land south and west of 112B Mantle Street (part of Trinity Farm), Wellington

Members will recall that the above planning application was considered by the Planning Committee at its meeting on 23 May, 2007. It was resolved that subject to:-

- (i) The views of the Secretary of State under the Departure Procedures;
- (ii) The receipt of no further representations raising new issues on the amended plans by 5 June, 2007; and
- (iii) The receipt of no adverse views from Wessex Water, I be authorised to determine the application in consultation with the Chair/Vice Chair and if planning permission was granted, conditions be imposed.

With reference to (ii) above, one further letter was received raising new issues on the amended plan. These were as follows:-

1. Footpath has been moved closer to property affecting privacy, noise and security.
2. Buildings will loom over property raising serious concerns with regard to light levels.
3. A wall should be erected on the boundaries with property.

A number of further letters were received, but these did not raise any new issues as a result of the amended plans.

The footpath comes to between 3 - 6 m from the objector's property, with a proposal for planting in the intervening area.

The amended plans moved the proposed building closer to the objector's property. The distance from the proposed building to the objector's property is 13.8 m with 25 m to the actual dwelling.

I do not consider that the amended proposal will result in any further detriment to the amenity of the objector compared to the previous plans.

With regard to resolution (i), the Government Office has confirmed that the Secretary of State has concluded that there is not sufficient conflict with national planning policies, or any other sufficient reason, to warrant calling in the application for her

own determination. She has therefore decided that the decision on whether or not to grant planning permission in this case will remain with the Local Planning Authority.

With regard to resolution (iii), Wessex Water confirms that there is sufficient capacity in the Mantle Street sewers for the foul and surface water drainage from the proposed development.

Recommendation

Permission be GRANTED subject to the conditions set out in Minute No 67 of the Planning Committee of 23 May, 2007.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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