

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
31st March 2015

Agenda item 4

Application ref. 15/00077/OUT

Land To The Rear Of Former Randles Garage, Higherland

Since the preparation of the agenda 7 further letters of representation (with photographs), including comments from the **Thistleberry Residents Association**, have been received. The additional concerns raised relate to:-

- Flats in this location are not appropriate.
- The development would appear overwhelming due to its height against other neighbouring properties.
- On street car parking along Seabridge Road is already an issue and the proposal needs to be considered in the context of the convenience store planning permission on the Randles site.
- Visibility for drivers would be compromised causing highway safety problems.

The matters raised, in these representations, have been addressed within the main agenda report, and your Officer having taken into account such representations remains of the view that the recommendation given is appropriate

It is now possible to advise that the public open space contribution that your Officer considers to be appropriate is £2404 per dwelling rather than the usual £2943 per dwelling, and the recommendation is adjusted to reflect this.

The RECOMMENDATION remains as set out in the agenda report except that the appropriate required sum for public open space improvement and maintenance is now specified as £2404 per dwelling.