

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
5th January 2016

Agenda item 9

Application ref. 15/00964/FUL

Broughton Arms, Newcastle Road, Balterley

Since the preparation of the main agenda report the applicant has submitted revised plans which reduce volume of the development proposals.

The fundamental design of the proposals remains the same but the applicant indicates that the volume has been reduced by a further 96.4 m³. The proposed replacement extensions would not result in additional volume over and above that which already exists, other than the volume created by the covered overhangs which will allow outdoor seating. The reduction in volume as now proposed is considered to address concerns raised by officers, as set out in the main agenda report.

A revised car parking plan has also been provided to reduce the number of spaces within the overspill section from 41 to 30. The applicant has also provided additional screening from the main road as advised by the landscape officer.

The amount of car parking is detailed as 90 spaces which is 30 spaces over the maximum standards set out in policy T16. The applicant has other successful establishments that have similar parking provision which is considered necessary for the viability of the business.

Whilst the overspill car parking would encroach further into the Green Belt than the existing site it is considered that the benefits of the development would outweigh this harm.

It is now considered that very special circumstances exist that justify planning permission as any harm arising from the development is outweighed by the development.

The RECOMMENDATION is now to permit the application with the conditions set out in the main agenda report set out in A).