

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
7th November 2017

Agenda item 7

Application ref. 17/00673/FUL

Former Audley Workingmens Club, New Road, Bignall End

Since the preparation of the main agenda report a further letter of objection has been received raising concerns regarding the recommendation in the report and the lack of response to the independent Highway Safety Report submitted on behalf of residents. They consider that the evidence presented within the report has not been acknowledged nor considered in terms of safety issues.

The applicant has also submitted a revised site layout plan for the scheme following concerns raised in respect of parking provision, on and off site delivery movements and the adequacy of the site access. The revised layout includes the following;

- Increased access radii of 9 metres (to change the tracking alignment on access and egress),
- A change to the internal movement profile to ensure that all deliveries can take place simply and quickly within the site,
- The number of parking spaces increased from 18 to 22, and
- The relocation of the cycle store to reduce clutter at the front of the store and enable a covered store to be provided,

The applicant also reiterates that they do not believe that there is any justification in this case for a sequential assessment. They consider that there are no suitable or available sites with Audley or Bignall End that could provide a sequentially better site than this one and offers a number of benefits to the local community including access and jobs for the area.

Officer Response

The submission of the revised layout plan now requires a further statutory consultation with the Parish Council. Therefore the Parish Council have now been consulted on the revised layout plan and a decision on the application cannot be made until the statutory consultation period expires. This period falls after the date of the next committee meeting. Accordingly, a revised report will have to be brought back to the 5th December 2017 planning committee. The comments of the further representation received will be considered and where necessary addressed in the new report.

Revised Recommendation

That it be noted that a decision cannot lawfully be made on this application at this meeting and it will therefore be necessary to report the application to the 5th December planning committee meeting for a decision.