

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
8th October 2019

Agenda Item 4

Application Ref. 19/00529/FUL

Renford House, 24 High Street, Wolstanton

Since the publication of the main agenda report a further representation has been received which objects to the planning application on the following grounds;

- The scheme has not changed since the previously withdrawn application,
- The scheme does not incorporate the relocation of the public footpath within the redevelopment proposals,
- The potential on-street parking from more dwellings on this site will cause further congestion and obstruction to emergency vehicles, buses and heavy traffic, currently increased by the road construction on the A500,
- The applicant has not made a case for the loss of the existing office use of the building,
- The officer report states that Renford House has no special architectural value and its loss is 50:50 but the approval of demolition should be based on the proposed development enhancing the appearance of the site,
- Many of the dwellings in the Watlands Estate Conservation Area have sizable gardens and any development in the area should respect this special character. This is a matter for a local design brief,
- The developer could provide off street parking space to replace the garages and parking that will be lost or give land for the diverted footpath within the site.
- The stone walls along the frontage of the application site and the adjoining property " Hillcrest " are protected by an Article 4 agreement,
- The application should be refused on the grounds that the present proposals are unacceptable on access, parking and design grounds, and would not preserve or enhance the Conservation Area.

Officers Comments

The further objection raises similar concerns to those reported and subsequently considered in the relevant sections of the main agenda report.

In particular, the Highways Authority (HA) and your officers do not consider that the proposed development would exacerbate an existing on street car parking problem. The proposed development proposes an acceptable level of off street car parking and the site is located in a highly sustainable location which would encourage walking, cycling and public transport use as an alternative to the use of a private motor vehicle.

Furthermore, the two existing accesses are well established and the proposed development is likely to have no greater harm on highways safety than the lawful office use. It is also of note that Highway Authority records show that there have been no recorded accidents causing injury within the vicinity of the two established access points within the last 5 years.

There is no public right of way through the site and the proposed development does not need to maintain or provide such a route.

The boundary walls of Renford House are the subject of the Article 4 Direction for the Watlands Park Conservation Area and planning permission is required for its demolition, alteration or maintenance. The planning application does not propose its removal and any alteration or modification. The HA have advised a condition for footpath widening, which

would result in part of the boundary being removed, but this is not supported by your officer for other reasons set out in the main agenda report.

It is acknowledged that a limited case has been made within the application submission to justify the loss of the existing office use. However, your officer has set out in the main agenda report, specifically paragraph 1.8, that the loss of accommodation in this location is not considered to be harmful or contrary to the guidance and requirements of the NPPF or NLP Policy E11.

The RECOMMENDATION remains as set out in the main agenda report