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5. Late Representations – 6 October 2022

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Late Representations Planning Committee 6 October 2022

<p>Item No. 6</p>	<p>Application OUT/2020/1505 - A444 Land at Wilsons Lane</p> <p>Description of Development - Outline application for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access.</p> <p>Site Address – A444 Land at Wilsons Lane</p> <p>Report Update</p> <p>The Officer report states that as all matters were discussed at the meeting of 15th September the deferred application will not need to be considered afresh, other than for those matters relating to the site visit. Officers can clarify that as Members will be in attendance that were not present at the 15th of September Committee the application will need to be considered afresh.</p> <p>To reflect the Committee minutes for the 15th September Committee, Members considered that the proposal appeared to have an adverse impact on the amenity of residents and the potential harm of increased traffic in the area and agreed that they would benefit from a site visit.</p>
<p>Item No. 7</p>	<p>Application FUL/2022/1691 - 126 De Montfort Way</p> <p>Description of Development - Proposed change of use from residential to class C2.</p> <p>Site Address – 126 De Montfort Way</p> <p>Amended Drawing</p> <p>An amended site plan (Drawing reference DC_22_04/015, dated September 2022) has been received, which shows an existing hedge to be retained at the site's northern boundary, the proposed parking layout and bin storage area. This plan will supersede site plan drawing reference CD_22_04/004, dated June 2022 and condition no. 2 (drawing numbers) will be updated accordingly. Please see an extract of the drawing below.</p>

	
<p>Item No. 9</p>	<p>Application FUL/2021/3393 - 159 Sir Henry Parkes Road</p> <p>Description of Development - Change of use of former retail unit and car park (Class E) to Builders' Merchant (sui generis) and associated works including internal alterations and changes to the existing building facades and car park area</p> <p>Site Address - 159 Sir Henry Parkes Road</p> <p>Consultation</p> <p>Additional local neighbour comment received:</p> <p><i>“As a close resident to the site, I remain very concerned about noise impact of the proposed development. The noise impact of regular HGV traffic bordering our property on route to the south yard is unacceptable. Previous owners of the site have limited HGV impact to the site of the north yard only, reducing noise disruption to neighbouring properties of the access road. The 2m acoustic barrier proposed will be insufficient to mitigate noise propagation to our 2-storey house at such a low height (noting the existing southern brick wall is 2.4m). Yet it also adds concerns of sufficient light to our property and surrounding vegetation sustainability. Our property is still not identified as a nearest receptor (figure 1.1) of the noise impact assessment (despite our original objections to planning). I urge the planning committee to reject this application.”</i></p> <p>Response to additional neighbour comment</p>

As stated in the noise section of the committee report, all noise sources, including HGV's have been included in the noise assessment, which the Council's Environmental Protection (EP) officers are satisfied with. The Council's EP officers have been heavily involved in the application and during the assessment they requested that the noise model and calculations be amended to ensure the noise mitigation measures would be designed to protect residents' gardens as well as their houses.

A 2m high acoustic barrier is considered sufficient to mitigate noise impacts on neighbouring properties and it is therefore not considered necessary to increase its height. The existing 2.4m boundary wall is existing and is not proposed to be altered. The inclusion of an acoustic barrier, where there is currently only a mesh fence, is considered a betterment, where it has been demonstrated in the noise impact assessment that the predicted frequency of HGV movements to the site will not be a constant over any given hour.

Figure 1.1 in the noise impact assessment identifies the nearest properties to the site, but is not exclusive, with all noise mitigation measures, including the acoustic wall, installed to protect all neighbouring properties to the site, even if not all the individual properties have been marked in the noise impact assessment.

Additional/Amended Conditions

Additional wording to condition 8, show in bold below, to read as follows:

The external lighting hereby permitted shall be installed and operated in accordance with the approved external lighting proposal diagrams, ref. 23468-DWG-EX-00001 Rev. 01 and external lighting design document ref. C4C23468, dated 30.04.2021 **and shall be turned off other than between 07:00 hours and 18:00 hours Mondays to Fridays, and between 07:00 hours and 13:00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.**

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