

Planning Committee Meeting Recording - 12 March 25

Summary of Key Points:

Members queries:

Cllr Pavitt - queried the absence of the SuDS response which was not reported in the committee report

Cllr Emmanuel - stated that the apartment blocks had the appearance of 3 storeys not 2.5. Also queried why 2 attenuation basins – seems excessive

Cllr Haynes - who is the applicant, is there a conflict of interest? Road access pinch point could cause bottleneck, conflict between residential and commercial. Query general approach to materials – hate UpVC

Cllr Driscoll - queried status of a Flood Zone 1, whether low or high. Query where the EV charging points are located.

Cllr Sutton – more planting needed around rural edge and within the site.

Debate:

Chair (Cllr Freeman) – it is not accidental that the application has gone to PINS. Apartment block has the appearance of a town location but this is countryside. Not in accordance with SW Neighbourhood Plan

Cllr Pavitt – what scope do we have to tell PINS that 3 storey block is not acceptable

Nigel Brown – Urban Design Officer says the scheme is 'just about ok'

Cllr Emmanuel – barely adequate, doesn't relate to vernacular, disappointing. Not in accordance with SW Neighbourhood Plan. Should upgrade PRow. Should provide footways /connectivity to adjacent site. Surprised EH didn't mention odour. Boundary planting should be planted early on in the development of site.

Cllr Haynes – unimaginative design, reflects tip and industrial estate. Needs more work on materials. Where are feature/focal buildings shown at outline? Reinforce SuDS. Not in accordance with SW Neighbourhood plan

Cllr Pavitt – focal building no architectural value, not content with design and materials

Nigel Brown – summary - disappointing and unimaginative design, not compliant with SW NP. Lack of connectivity, triple parking, focal point – should be 3 storeys. Planting implemented earlier.

Cllr Pavitt – light pollution

Nigel Brown – we will suggest lighting conditions

Chair – what weight do conditions carry

Nigel – they hold weight especially at a hearing

Chair – Condition 7 should be retained

Cllr Church – agree with comments, location of play area next to recycling centre is odd, area to left of entrance would be better

Planning Officer – play area needs surveillance in accordance with design code



Cllr Emmanuel – what will water pump station look like and sound like? Add condition. Need odour assessment. Lack of connectivity – open space needs footpath to access and should be accessed by adjacent land parcels. Isolated.

Chairman – lots of traffic using a T junction that is not signalised. Bellway put traffic lights in, we need this here for road safety.

Nigel Brown – not possible under this application, but agree

Cllr Driscoll – not lot of screening around pumping station. Need screening/trees to stop noise from commercial estate

Nigel Brown – condition 7 will address this, planting not only way

Cllr Pavitt – Officer recommendation should be refusal. Express disapproval

Nigel Brown - you are not making a recommendation

Nigel Brown – summarise - disappointed and unimaginative poor design, reliance on 3 storey focal points, tandem parking, lack of connectivity , materials will be added to Officer report